

File #: 28087

Owner's Name: Habitat for Humanity of the Lower  
Keys & Key West

Agent: Bob Calhoun, Executive Director

Common Name: Habitat

Type of Application: Minor to Planning Commission  
12 Units

Key: Big Coppitt

RE: 00156320-000000

**Additional Information added to File 28087**

County of Monroe  
Growth Management Division

Planning Department  
2798 Overseas Highway  
Suite #410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



Board of County Commissioners  
Mayor Charles "Sonny" McCoy, Dist. 3  
Mayor Pro Tem, Mario Di Gennaro, Dist. 4  
Commissioner George Neugent, Dist. 2  
Commissioner Dixie M. Spehar, Dist. 1  
Commissioner Sylvia J. Murphy, Dist. 5

*We strive to be caring, professional and fair*

Date: 10/24/08  
Time: 3:35

Dear Applicant:

This is to acknowledge submittal of your application for Minor Cond. Use  
Type of application to PC.  
Habitat 12 units to the Monroe County Planning Department.  
Project / Name

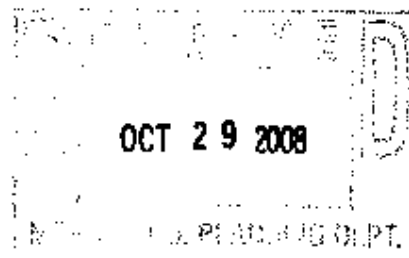
We are unable at this time to issue a receipt of your application, as it will take our staff two working days to determine that all required materials related to your application have been submitted. All applications received after 12:00 Noon will be considered as submitted the following working day.

Also, as required by Monroe County Code, planning staff will review your application after acceptance, to deem it complete within an additional fifteen working days.

Thank you.

Rob Fedesco

Planning Staff



**End of Additional File 28087**

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RECEIVED  
OCT 24 2008  
OFFICE OF THE CLERK

# APPLICATION

Land Use District Designation(s): SC Suburban Commercial

Present Land Use of the Property: Vacant

Proposed Land Use of the Property: 4 triplexes

Total Land Area: 0.85 acres (36,838 sq. ft.)

If non-residential or commercial floor area is proposed, please provide:

NA Total number of non-residential buildings

NA Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

4 Total number of residential buildings

0 Total number of permanent, market-rate units

12 Total number of permanent, affordable / employee housing units

0 Total number of transient units (hotel rooms, recreational vehicle / campground spaces)

Has a previous application been submitted for this site within the past two years? Yes X No \_\_\_

It was withdrawn Oct 17, 2008

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- ☒ Complete minor conditional use permit application (unaltered and unbound); and
- ☒ Correct fee (check or money order to Monroe County Planning & Environmental Resources); and
- ☒ Proof of ownership (i.e. Warranty Deed); and No fee for county owned land
- ☒ Current Property Record Card(s) from the Monroe County Property Appraiser; and
- ☒ Location map; and
- ☒ Photograph(s) of site from adjacent roadway(s); and
- ☒ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – six (6) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat); and
- ☒ Written description of project; and
- ☒ Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– six (6) sets (drawn to a scale of one (1) inch equals twenty (20) feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
  - ☒ Date, north point and graphic scale; and
  - ☒ Boundary lines of site, including all property lines and mean high-water lines; and
  - ☒ Land use district of site and any adjacent land use districts; and

# APPENDIX A

- ☒ Flood zones pursuant to the Flood Insurance Rate Map(s); and *AE-10*
- ☒ Locations and dimensions of all existing and proposed structures and drives; and
- ☒ Type of ground cover (i.e. concrete, asphalt, grass, rock); and
- ☒ Adjacent roadways; and
- ☒ Setbacks as required by the land development regulations; and
- ☒ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones; and
- ☒ Calculations for open space ratios, floor area ratios, residential density and parking; and
- ☒ Location and type of outdoor lighting; and
- ☒ Extent and area of wetlands, open space areas and landscape areas; and
- ☒ Location of solid waste storage; and
- ☒ Location of sewage treatment facilities; and *will hook up to main*
- ☒ Location of existing and proposed fire hydrants or fire wells; and
- ☒ **Floor Plans for all proposed structures and for any existing structures to be redeveloped – six (6) sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features); and
- ☒ **Elevations for all proposed structures and for any existing structures to be modified – six (6) sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure); and
- ☒ **Landscape Plan by a Florida registered landscape architect – six (6) sets** (may be shown on the site plan; however, if a separate plan, must drawn to a scale of one (1) inch equals twenty (20) feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the landscaping plan should include the following:
  - ☒ Date, north point and graphic scale; and
  - ☒ Boundary lines of site, including all property lines and mean high-water lines; and
  - ☒ Locations and dimensions of all existing and proposed structures and drives; and
  - ☒ Open space preservation areas; and
  - ☒ Existing natural features; and
  - ☒ Size and type of buffer yards including the species, size and number of plants; and
  - ☒ Parking lot landscaping including the species, size and number of plants; and
  - ☒ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced; and *NA*
  - ☒ Transplantation plan (if required); and *NA*
- ☒ **Conceptual Drainage Plan – six (6) sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas; and
- ☒ **Traffic Study, prepared by a licensed traffic engineer; and**
- ☒ **Construction Management Plan**, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging); and *see narrative*
- ☒ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included; and
- ☐ **Letters of Coordination are required from the following:**
  - ☒ Florida Keys Aqueduct Authority (FKAA); and *see response*
  - ☒ ~~Florida Keys Electric Cooperative (FKEC)~~ or Keys Energy Services; and *see response*
  - ☒ Monroe County Office of the Fire Marshal; and *see response*
  - ☒ Monroe County Engineering Division; and

Abstract

- ☒ Monroe County Health Department; and
- ☒ Monroe Solid Waste Management; and
- ☒ Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day; and
- ☒ Florida Department of Transportation (FDOT) *if approved*

**If applicable, the following must be submitted in order to have a complete application submittal:**

- ☒ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property); *See attached BOCA permit application, Notarized as agent*
- ☒ **Vegetation Survey or Habitat Evaluation Index** (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary);
- ☒ **Construction Phasing Plan**; *See narrative*
- ☒ **Additional Letters of Coordination** may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to

- ☒ South Florida Water Management District (SFWMD)
- ☒ Florida Department of Environmental Protection (FDEP)
- ☐ Florida Department of State, Division of Historic Resources
- ☐ Florida Game and Freshwater Fish Commission (FGFFC)
- ☐ U.S. Army Corps of Engineers (ACOE)
- ☒ U.S. Fish and Wildlife Service (USFW) *1-25-2006*

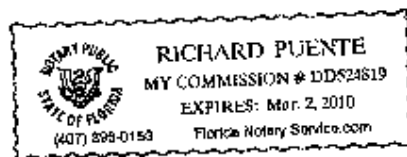
**If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.**

**If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review**

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Signature] Date: 10/24/09

Sworn before me this 24 day of October



*Richard Fawcett*  
Notary Public  
My Commission Expires  
2-2-2010

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.



# Contents

Habitat for Humanity – Minor Conditional Use Application  
MM 10.5, Big Coppitt Key on US 1 Between Emerald and Sapphire Drives  
12 affordable homes in 4 Triplexes

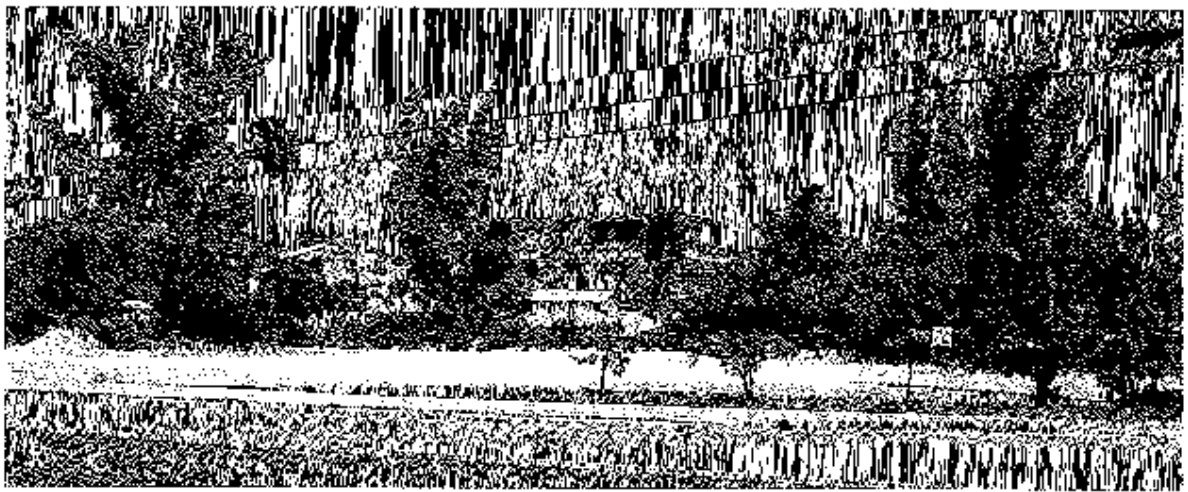
|   |                        |
|---|------------------------|
| Application Form.....   | 4 pages                |
| Location Maps, Aerial Photograph and photos of property.....                      | 4 pages                |
| Survey.....   | 1 page                 |
| Narrative.....  | 1 of 13 pages          |
| ROGO Units.....   | 1 of 13                |
| Special Request.....  | 1 of 13                |
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| Consistency Statement.....  | 3 of 13                |
| Traffic Analysis.....   | 12 of 13               |
| Construction Management & Construction Phasing.....                               | 13 of 13               |
| Traffic Study by Crossroad Engineering &<br>County Traffic Consultant Review..... | Attachment 1. 8 pages  |
| Example of Fair Disclosure Statement & Avigation Easement.....                    | Attachment 2. 6 pages  |
| Letters of Coordination.....  | Attachment 3. 14 pages |
| Owners of Property within 300 foot radius.....                                    | Attachment 4. 3 pages  |
| Property Record Card.....   | Attachment 5. 2 pages  |
| Deed.....   | Attachment 6. 2 pages  |
| Sewer Easement.....   | Attachment 7. 5 pages  |
| BOCC Packet of 12/19/07 for selection of Habitat for developer.....               | Attachment 8. 8 pages  |
| BOCC ROGO Reservation Resolutions.....  | Attachment 9. 6 pages  |
| Site Plan & Conception Drainage Plan.....   | Attached               |
| Floor Plan.....   | Attached               |
| Building Elevations.....  | Attached               |
| Landscape Plan.....   | Attached               |



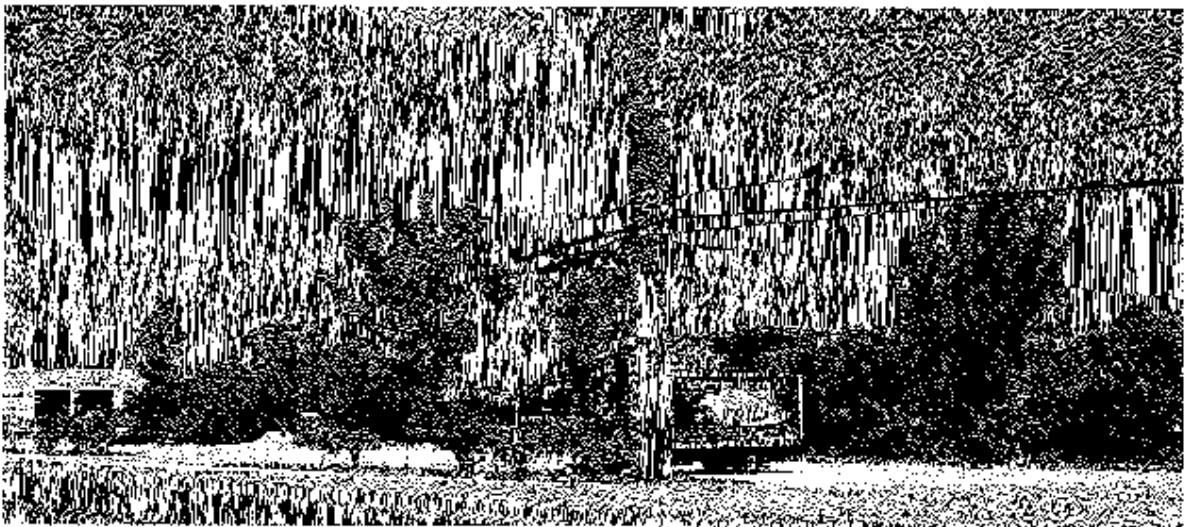
May 19, 2008, approximately noon. By Ty Symroski



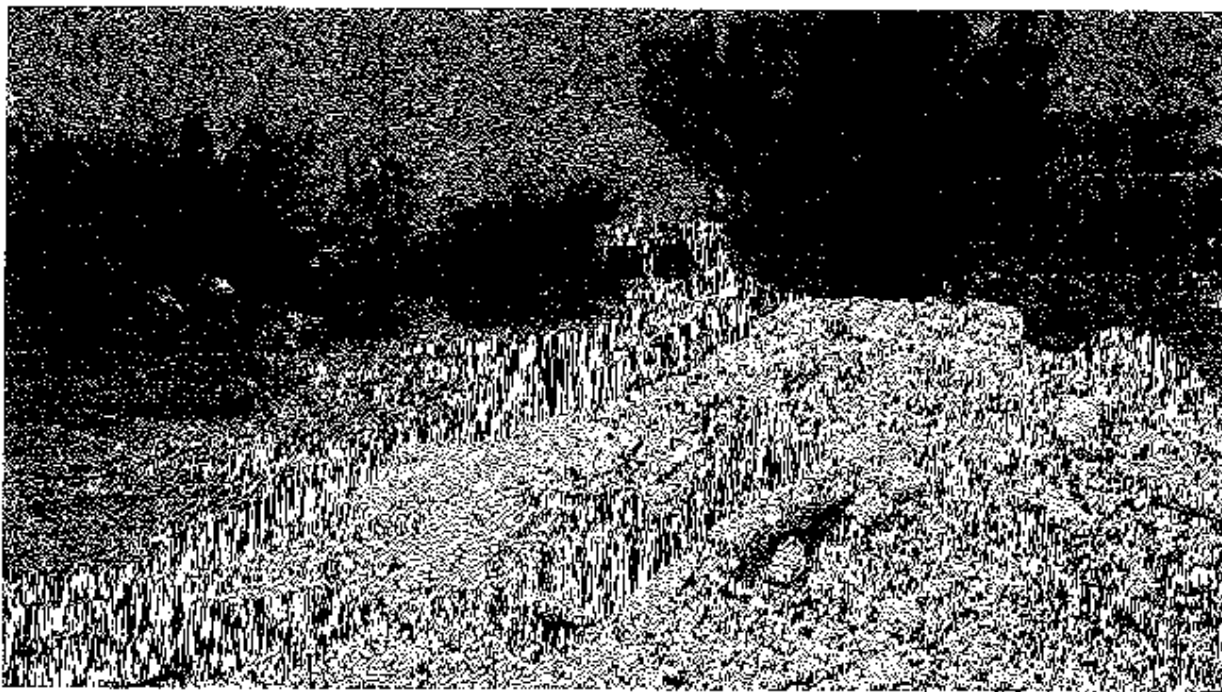
Looking across US 1 to NE from opposite Emerald Drive towards Sapphire Drive.



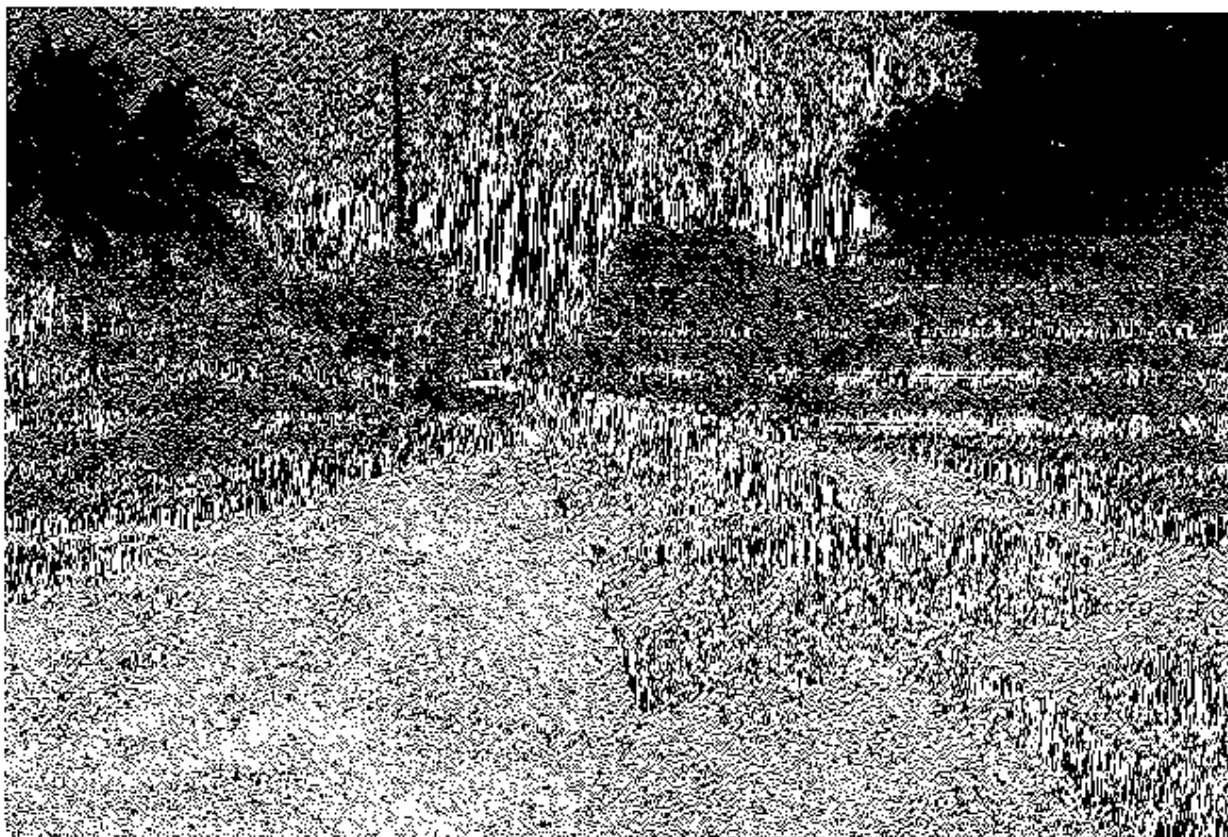
Looking across US 1 to NW from opposite Sapphire Drive



Looking across US 1 to NW from opposite Sapphire Drive



Looking to the west from NE corner of property on Sapphire Drive towards Emerald Dr



Looking down Sapphire Drive from the NE corner of the property



Looking down Emerald Drive from the driveway to the Fire Station.





## **Narrative**

Although this site is zoned commercial (SC), Habitat for Humanity of Key West and the Lower Keys is proposing 12 affordable owner-occupied homes in four (4) triplexes on this scarified 0.85-acre lot on Big Coppitt Key. The units will be accessed from Sapphire and Emerald Drives;

The project will be a mix of 2 & 3 bedroom units. Considerable open space and recreation area will be preserved on the site. The design accommodates the Overseas Heritage Trail and the East Coast Green Way by not placing driveways directly onto US 1 and installing a gate in the front fence for access by the future home owners. It is requested that the accessory recreation facilities will be allowed as accessory uses once the future owners move in and decide what they want.

The proposal is a minor conditional use and is not required to have a public hearing. However, Habitat for Humanity is requesting a public hearing by the Planning Commission in order to assure the neighbors have an additional chance to comment and do not have to file a formal appeal, which can be quite expensive.

A variance application is being submitted simultaneously to allow additional guest parking in the front yard setbacks along Emerald and Sapphire Drives and to place two (2) buildings partially in the front yard along US 1. The parking variance will allow more parking spaces than required and reduce the potential for guests to park on the sides of the two streets as often occurs in single family home neighborhoods. The reduced setback from US 1 will allow the buildings to be setback further from the adjacent residences, place a class D buffer and avoid the twenty (20) foot wide sewer easement running along the side of the property

It should be noted that this project has several unique features. There are three (3) street frontages and a twenty (20) foot wide sewer easement on the remaining property line. Also, the property is commercially zoned (SC) but is being developed as 100% affordable homes owned by the occupants never the less, a class D district boundary buffer is required even though the both the proposed and adjacent uses are residential.

## **ROGO Units**

The necessary ROGO units have been reserved for this project by the County by issuance of resolutions 273-2006, 184-2007, 047-2008 (See attachment 8). This reservation of units has been confirmed in conversation with Tiffany Stankiewicz.

## **Special Request**

As described below in Construction Management and Phasing, an extended approval time frame of five years is requested to assure the sewer is completed and the project will be able to hook up to it. Also it is requested that future common recreational facilities be considered as accessory uses.

## Site Characteristics

The commercially zoned (SC) property is located on US 1, just east of the fire station at approximately mile marker 10. The property is filled, scarified, and vacant. There is no natural habitat and is the site adjacent to a canal. The adjacent property along the highway is zoned Sub Urban Commercial (SC) and the property in the back is zoned Improved Subdivision (IS). Table 1, below, summaries the required setback. As indicated in Table 2, twelve units are allowed on the site.

Table 1. Required and Proposed Dimensional Measurements

|                            | <b>Permitted/Required</b> | <b>Proposed</b>       |
|----------------------------|---------------------------|-----------------------|
| <b>Zoning</b>              | Suburban Commercial       | No Change             |
| <b>Site Size (sq. ft.)</b> | 36,838 sq. ft.            | No Change             |
| <b>Height</b>              | 44 <sup>1</sup>           | 33                    |
| <b>Set Backs: Front</b>    |                           |                       |
|                            | US 1: 25'                 | 16' 10" for buildings |
|                            | Emerald Drive: 25'        | 5' (for parking)      |
|                            | Sapphire Drive: 25'       | 10' 4" (for parking)  |
| <b>Side</b>                | 10/15 <sup>2</sup>        | 20                    |
| <b>Rear</b>                | 10 (there is no rear)     | 20                    |
| <b>Shoreline</b>           | 20                        | 20                    |
| <b>Open Space</b>          | 20%                       | Approximately 55 %    |
| <b>Density</b>             | 12                        | 12                    |
| <b>Parking</b>             | 18                        | 28 <sup>3</sup>       |

Table 2. Density Calculations

|   |                                  |
|---|----------------------------------|
| Site size   | 36,838 sq. ft. = 0.846 acres     |
| Buildable Area (Site size less required 20% openspace)                | 0.80 x 0.846 acres = 0.676 acres |
| Maximum Net Density allowed per buildable area (for employee housing) | 18 DU/acre                       |
| Total Number of Units Allowed   | 12.18                            |
| Units Proposed  | 12.00                            |

<sup>1</sup> The Land Development Regulations allow 44 feet for affordable housing if it is designated as a hurricane shelter.

<sup>2</sup> Only 1 side exists, adjacent to the houses.

<sup>3</sup> There are two spaces, front & back, underneath each house. There are also 4 guest parking spaces.



## Consistency Statement

Sec. 9.5-65. Standards applicable to all conditional uses.

- (a) Habitat for Humanity proposes an affordable residential development that is consistent with the purposes, goals, objectives and standards of the County Comprehensive.
- (b) The immediate character of the area is a mix of commercial and residential uses. Across Emerald Drive is the fire station. A commercial building is on the other side of Sapphire Drive. In the back of the property is a triplex and a vacant lot. Across US 1 the property is vacant. Down Emerald and Sapphire Drive are single family homes.
- (c) The design of the proposed development minimizes adverse effects, including visual impacts, on adjacent properties by reflecting existing neighborhood design and "Key West style" architecture. The provision of guest parking, above the requirement will also benefit the neighborhood.
- (d) The design and use will conform and enhance existing architecture, thus it will have no adverse impact on adjacent properties;
- (e) All necessary infrastructure is in place (sewer is under construction) or will be created at the developer's expense. By the time the project is built the central sewer will have been installed. A fire hydrant is being proposed on Emerald Drive as requested by the Monroe County Fire Marshall.
- (f) Habitat for Humanity is experienced in the development, construction of affordable housing.
- (g) The development will not adversely affect a known archaeological, historical or cultural resource.
- (h) Public access to public beaches and other waterfront areas will not be affected by this project.
- (i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code. A variance is being requested for the visitor parking and the two buildings adjacent to US 1.

Sec. 9.5-69. Major conditional uses <sup>6</sup>.

(a) Applications for Major Conditional Uses:

- (1) If approval of a plat is required for the proposed development, an application for plat approval shall be submitted in conjunction with the application for a conditional use permit. However, a major conditional use shall not become effective until the plat has been approved by the board of county commissioners.  
NA.
- (2) As a part of the application for major conditional use, an applicant shall be required to submit the following, except for those inappropriate to the proposed development due to the limited size or scale of the development as determined by the planning director:

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<sup>6</sup> This project is a minor conditional use. However, in order to assure consistency with the community, this application is responding to the questions applicable to a major conditional use.

- a. An environmental designation survey consisting of:
- (i) A plan drawn to a scale of one (1) inch equals twenty (20) feet or less, except where impractical and the planning director authorizes a smaller scale, and showing the following:
    - 1. Location of property;  
Mile marker 10.5 on US Hwy 1, between Emerald and Sapphire Drives, on Big Coppitt Key. Please see survey.
    - 2. Date, approximate north point and graphic scale;  
Please see attached
    - 3. Acreage within the property;  
0.85 acres
    - 4. Boundary lines of the property and their bearings and distances;  
please see survey
    - 5. Topography and typical ground cover;  
Site is a vacant scarified lot.
    - 6. General surface characteristics, water areas and drainage patterns;  
Scarified
    - 7. Contours at an interval of not greater than one (1) foot or at lesser intervals if deemed necessary for review purposes;  
NA
    - 8. 100-year flood-prone areas by flood zone;  
AE 10
    - 9. Presently developed and/or already altered areas;  
Vacant. The entire site is scarified
    - 10. Location of mean high-water line.  
In adjacent canal.
  - (ii) A natural vegetation map and/or a map of unique environmental features such as:
    - 1. Climax tropical hardwood hammocks;  
NA – Scarified site
    - 2. Endangered species habitats;  
NA – Scarified site
    - 3. Major wildlife intensive use areas.  
NA – Scarified site
  - (iii) Aerial photographs of the property and surrounding area.  
Please see attached
  - (iv) A review of historical and archeological sites by the Florida Division of Archives, History and Records Management.  
NA – There are no known archaeological resources at this site. It is a filled, vacant, scarified site.
  - (v) A review of unique environmental features such as:
    - 1. Climax tropical hardwood hammocks;  
NA – Scarified site
    - 2. Endangered species habitats;

NA – Scarified site

3. Major wildlife intensive use areas.

NA – Scarified site

- (vi) Actual acreage of specific vegetation species or other environmental characteristics.

NA – filled, scarified site

- (vii) General information relating to the property in regard to the potential impact which development of the site could have on the area's natural environment and ecology.

NA – Filled, scarified site

- (viii) Environmental resources:

1. If shoreline zones were identified, describe in detail any proposed site alterations in the areas, including vegetation removal, dredging, canals or channels; identify measures which have been taken to protect the natural, biological functions of vegetation within this area such as shoreline stabilization, wildlife and marine habitat, marine productivity and water quality maintenance.

At the canal's end, the applicant will build an elevated observation platform with railing behind the existing thin fringe. There will be not dredging below the water line and there will not be a dock.

2. If tropical hammock communities or other protected vegetative communities were identified, describe proposed site alteration in those areas and indicate measures which were taken to protect intact areas prior to, during and after construction.

NA – No tropical hammock

3. Describe plans for vegetation and landscaping of cleared sites including a completion schedule for such work.

Please see attached

- (ix) Environmental resources-wildlife. Describe the wildlife species which nest, feed or reside on or adjacent to the proposed site. Specifically identify those species considered to be threatened or endangered. Indicate measures which will be taken to protect wildlife and their habitats.

No endangered species habitat on site

- (x) Environmental resources-water quality:

1. Identify any waste water disposal areas, including stormwater runoff, septic tank drain-fields, impervious surfaces and construction-related runoff; describe anticipated volume and characteristics.

Please see stormwater management plan

2. Indicate the degree to which any natural drainage patterns have been incorporated into the drainage system of the project.

NA –Site has been completely altered from natural elevations.

b. A community impact statement, including:

(i) General description of proposed development:

1. Provide a general written description of the proposed development; include in this description the proposed phases of development or operation and facility utilization, target dates for each of these, and date of completion; in addition, indicate the site size, developing staging and appropriate descriptive measures such as quantity and type of residential units, commercial floor area, tourist accommodation units, seating and parking capacities; for residential development, indicate the anticipated unit-per-acre density of the completed project;

Please see Narrative.

2. Identify aspects of the project design, such as a clustering, which were incorporated to reduce public facilities costs and improve the scenic quality of the development; describe building and siting specifications which were utilized to reduce hurricane and fire damage potential to comply with federal flood insurance regulations and the comprehensive land use plan.

The design clusters housing to maximize openspace.

The driveways are designed to minimize traffic conflicts on US 1. The extra parking will reduce temporary visitor parking on the street right of ways.

The buildings are elevated above the required base flood elevation.

(ii) Impact assessment on public facilities and water supply:

1. Identify projected daily potable water demands at the end of each development phase and specify any consumption rates which have been assumed for the projection;

Normal residential usage is predicted.

2. Provide proof of coordination with the Florida Keys Aqueduct Authority; assess the present and projected capacity of the water supply system and the ability of such system to provide adequate water for the proposed development;

Please see attached letters of coordination

3. Describe measures to ensure that water pressure and flow will be adequate for fire protection for the type of construction proposed.

The Fire Marshall has commented and the design team has worked with the Fire Marshall's office. The design reflects this coordination. A fire hydrant will be placed on Emerald Drive, the turning radii of fire trucks is accommodated (See Landscape Plan), the buildings are 10 feet apart and no storage other than trash receptacles will be located under the stairways.

(iii) Public facilities-wastewater management:

1. Provide proof of coordination with the Florida Department of Health and Rehabilitative Services;

Please see attached letters of coordination. This project will hook up to the sewer currently under construction.

2. Provide projection of the average flows of wastewater generated by the development at the end of each development phase; describe proposed treatment system, method and degree of treatment, quality of effluent, and location of effluent and sludge disposal areas; identify method and responsibilities for operation and maintenance of facilities;

Normal residential waste is predicted. A centralized sanitary sewer system is currently under construction and is expected to be complete by the time the construction of this project is completed. If the central sewer is not completed, then either this project will be delayed or an onsite system will be provided.

3. If public facilities are to be utilized, provide proof of coordination with the Monroe County Waste Collection and Disposal District; assess the present and projected capacity of the treatment and transmission facilities and the ability of such facilities to provide adequate service to the proposed development;

Please see attached letters of coordination

4. If applicable, provide a description of the volume and characteristics of any industrial or other effluents.

NA.

(iv) Public facilities-solid waste:

1. Identify projected average daily volumes of solid waste generated by the development at the end of each phase; indicate proposed methods of treatment and disposal;

Normal construction volumes are predicted for modular construction.

2. Provide proof of coordination with Monroe County Municipal Services District; assess the present and projected capacity of the solid waste treatment and disposal system and the ability of such facilities to provide adequate services to the proposed development;

Please see attached letters of coordination

3. Comply with the requirements of section 9.5-426 of this chapter concerning any applicable traffic study.

Please see attached traffic analysis.

(v) Public facilities-transportation:

1. Provide a projection of the expected vehicle trip generation at the completion of each development phase; describe in terms of external trip generation and average daily and peak hour traffic; See traffic analysis, the level 1 traffic study by Crossroads Engineers and review by the County Consultant.

2. If the project site is adjacent to U.S. 1, describe the measures, such as setbacks and access limitations, which have been incorporated into the project design to reduce impacts upon U.S. The driveways into the property are from the side streets (Emerald and Sapphire Drives). There is no direct access from this site to US 1.

(vi) Housing:

The project will be a have 12 2 & 3 bedroom townhouse style owner-occupied homes.

(vii) Special considerations:

1. Describe the relationship of the proposed development to the comprehensive land use plan objectives and policies; also indicate relationships [between] existing or proposed public facilities plans; identify any conflicts;  
This project furthers the goals of the Comprehensive Plan, the LDRs and the Principles for Guiding Development. The project is creating affordable housing in a location with existing infrastructure, no direct access to US 1, adjacent to public transportation and in an area of mixed use.
2. Indicate any relationships of the project to special land use and development district such as airport noise and hazard zones, solid or liquid waste treatment or disposal areas;  
This property is located zone 2 of the 1977 AICUZ of the Boca Chica Naval Air Station. This does not have an identified accident potential but it does have a moderate noise impact.

This property is being acquired from Monroe County. The Board of County Commissioners have specifically determined there is a need for the affordable residential use and chosen to have it developed as affordable housing. This determination is supported by a recent study prepared for the Partnership for Community Housing and the Rodel Foundation of Key West by the Metropolitan Center in Miami Florida<sup>7</sup>. This study determined "the affordability gaps for all housing type are extreme in Monroe County. A further analysis of the Monroe County's sub-markets (Upper/Middle/Lower Keys) indicates that affordability gaps exist throughout the County. The current median values of single-family homes and

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<sup>7</sup> Monroe County, Florida Affordable Housing Needs Assessment. The Metropolitan Center, Miami. Ned Murray Et. Al. Page iii.

condominiums are unaffordable to nearly 95 percent of Monroe County's existing households."

Due to the anticipated moderate noise impact this project will be designed and built to achieve a minimum noise level reduction (NLR) of at least 25db. In addition, Habitat for Humanity is willing to execute a disclosure statement to assure future home purchasers are aware of the moderate noise impacts and to grant an avigation easement. (Examples are presented in an attachment to this application).

3. If applicable, assess the impact of the proposed development upon other adjacent or nearby municipalities or counties. There are no adjacent municipalities or counties. It is possible however, that some of these affordable homes will be occupied by people that work in the City of Key West.

Sec. 9.5-292. Adequate facilities and development review procedures.

This property's access is via arterial roads. Electrical service to be provided by Keys Energy Services. Water to be provided by FKAA. Waste water will be handled by the sewer under construction and solid waste is hauled offsite for disposal.

Sec. 9.5-293. Surface water management criteria.

Storm water management will follow be directed into swales and retention areas as indication on the plans.

Sec. 9.5-294. Wastewater treatment criteria.

The project will connect to the central sewer currently under construction. If the sewer is not completed by the time this project is completed (highly unlikely) then this project will be delayed or an on site treatment system will be used.

Sec. 9.5-304. Installation of utilities and driveways.

Utilities will be installed. All driveways will be properly permitted and sight triangles (as indicated on the Landscape and Site Plan will be installed and maintained per code. There will be no driveway onto US 1.

Sec. 9.5-305. Water supply and sanitary sewer service.

Water supply will be from FKAA.

Sec. 9.5-307. Traffic-control signs.

All interior traffic control signs will be installed by the developer, in manner that conforms to code. Any offsite traffic control devices required as a result of this

development will be installed by the developer with approval and supervision by the appropriate regulating body.

Sec. 9.5-315-317 Floodplain Management Practices

This project will conform to current Flood Plain Management standards. The building will be elevated above the required base flood elevation.

Sec. 9.5-325-327 Energy and Water Conservation Standards

All water dispensers will be high efficiency conservation devices. The buildings will be constructed to conserve energy through the utilization of ceiling fans, insulation, overhangs, and canopy trees.

Sec. 9.5-336. Existing conditions map.

Please see attached survey for existing conditions. The site is scarified, highly disturbed with substantial invasive exotic vegetation.

Sec. 9.5-337-346. Habitat

The site is scarified with invasive exotics.

Sec. 9.5-351-355 Parking.

Parking requirement is 1.5 spaces per unit (18 required). A total of 28 spaces will be provided. These will consist of 2 spaces (back to back) under each unit and 4 spaces in two separate parking lots available to guests.

Sec. 9.5-361-381 Landscaping.

The subject property is zoned SC and the adjacent property to the north is zoned IS and thus a Class D District Buffer is required. Additionally, street trees are required along Emerald and Sapphire Drives, and a Major Street buffer is required. Parking lot landscaping is not required because neither of the visitor parking areas is over 6 spaces. These requirements and the proposed numbers of plants are shown in the table below.



|  | Canopy |          | Understory |          | Shrub |          |
|--|--------|----------|------------|----------|-------|----------|
|  | Req.   | Proposed | Req.       | Proposed | Req.  | Proposed |
| SC/IS adjacent to house (112') <sup>8</sup> . Class D 20 feet wide. <sup>9</sup> | 5.9    | 7        | 3.0        | 5        | 25.1  | 30       |
| SC/IS (56'). Class D 20 feet wide. <sup>10</sup>                                 | 0.7    | 1        | 0.2        | 1        | 2.2   | 3        |
| SC/IS adjacent to vacant lot (112') <sup>11</sup> . Class D 20 feet wide.        | 3.7    | 5        | 1.9        | 4        | 15.7  | 25       |
|  |        |          |            |          |       |          |
| Parking lot on Emerald   | 0      | 1        | 0          | 0        | 0     | 0        |
| Parking on Sapphire  | 0      | 1        | 0          | 0        | 0     | 0        |
| US 1 Major Street Buffer (280'). Class C 25 feet wide                            | 12.6   | 13       | 5.0        | 6        | 3.9   | 5        |
| Emerald Drive  | 1.5    | 4        | 0          | 2        | 0     | 0        |
| Sapphire Drive   | 1.5    | 4        | 0          | 2        | 0     | 0        |

In addition to the landscaping listed above, a solid wall five feet high will surround the property.

Sec. 9.5-391-395 Outdoor lighting.

Lighting will be low-key and restricted scope. Lighting will be sensitive to the surrounding properties. It will adequately provide the necessary lighting for the site activities, without polluting the night sky with undirected scattered light.

<sup>8</sup> Requirement reduced to 80% by installation of a solid wall (9.5-380(b)(2)).

<sup>9</sup> The county, as owner of the property owner granted a sewer utility easement and placed the sewer lines in this area. Therefore type and location of the landscaping is designed to minimize an impact on the sewer line, minimize maintenance access to the sewer line and to be easily replaced if disrupted by sewer maintenance, to reduce intrusion.

<sup>10</sup> Along a canal a D buffer is reduced to a B buffer (9.5-377(b)(2)).

<sup>11</sup> Requirement reduce to 2/3's because neighboring lot is vacant (9.5-380(a)(1)).

## Traffic Analysis

As indicated in the following table and the attached level one traffic study by Crossroads Engineering, approximately 70 trips will be generated per weekday. This includes both arrivals and departures. Additionally, this traffic will be split between the two driveways. This is a very minor traffic flow and will have very little impact.

Additionally, the projected traffic generated is significantly below what could be permitted as of right. This property is zoned Sub Urban Commercial (SC) and 2,500 sq. ft. of medium intensity retail and five apartments is allowed as of right. Medium intensity is defined as between 50 and 100 trips per 1,000 sq. ft. per day which would be 125 to 250 trips per day for the 2,500 sq. ft. of retail plus and addition 26 trips for the commercial apartments. This would be at least double the 70.32 anticipated with the proposed project.

Trip Generation per Dwelling Unit and Total<sup>12</sup>

| Time Period | Generation Rate | Total |
|-------------|-----------------|-------|
| Weekday     | 5.86            | 70.32 |
| Peak a.m.   | 0.44            | 5.28  |
| Peak p.m.   | 0.52            | 6.24  |
| Saturday    | 5.67            | 68.04 |
| Peak        | 0.47            | 5.64  |
| Sunday      | 4.84            | 58.08 |
| Peak        | 0.45            | 5.4   |

The county traffic consultant has reviewed the traffic study by Crossroads Engineering<sup>13</sup>. The review "agrees with the findings that the proposed residential development will have little impact to the surrounding roadways." The consultant does request that the sight triangles and vehicle maneuverability through the site be shown on the site. The site plan has been revised accordingly and is now shown.

This property is across Emerald Drive from the fire station. However, any impact will be very minimal due to several reasons. The project will generated a low volume of traffic and the design minimized this further by dividing the traffic onto two driveways. Additionally, the project driveway has been located further back from US 1 than the fire station driveway.

<sup>12</sup> 7<sup>th</sup> Edition ITE Trip Generation Manual: Land Use Code 230 – Residential Condominium/Townhouse.

<sup>13</sup> October 6, 2008. Letter from Raj Shanmugan, PE, Senior Traffic Engineer, URS Corporation

## **Construction Management Plan and Construction Phasing**

Construction will follow best management practices. Site will be fenced with no public access during construction. Straw bales will be used to prevent runoff into the canal.

Construction will proceed in a timely manner.

An extended approval time frame of five years is requested because the central sewer is currently under construction and it is expected that it will be completed in order for this project to hook up. However, if the sewer is not completed due to unforeseen circumstance, then this project could be delayed.

Additionally, it is requested that common recreational facilities be considered as accessory uses. It should be recognized that the residents should be the people to determine which community element is best for them and be able to add amenities in the future. Therefore it is requested that recreation amenities including but not limited to play equipment, open wall shelter, elevated deck, pool and outdoor tables should be considered as accessory uses and an amendment to the conditional use approval will not be needed if the future home owners decide to add these.

**Attachment 1.**  
**Traffic Study**  
**By Crossroads Engineering**

August 25, 2008

Mr. Robert Calhoun  
Habitat for Humanity of Key West  
And Lower Florida Keys, Inc.  
30320 Overseas Highway  
Big Pine Key, Florida 33043

**RE: Proposed 12-Unit Residential Development- Big Coppitt Key  
Level 1 Traffic Engineering and Planning Report**

Dear Mr. Calhoun:

Per your request, Crossroads Engineering Data, Inc. (CED) has estimated the traffic volume to be generated by the proposed development of the property located near Mile Marker 10.7 along US 1 between Emerald Drive and Sapphire Drive on Big Coppitt Key, Florida. It is understood that the developer is proposing to develop 12 townhouses on the property. The estimated quantity of trips to be generated by the proposed development will warrant a level 1 traffic analysis according to the Monroe County Traffic Reporting Guidelines.

Software that supports the Institute of Transportation Engineers 7<sup>th</sup> edition of the *Trip Generation Report* was used to estimate daily and peak hour trips for ITE land use code No. 230 (Residential Condominium /Townhouse). The estimated daily and PM peak hour traffic volume to be generated by the proposed land use are listed in Table 1.

Table 1  
Daily and PM Peak Hour  
Traffic Generation

| Land use                                       | ITE<br>Code | Daily<br>Volume | PM Peak Hour |          |          |
|--|-------------|-----------------|--------------|----------|----------|
|  |             |                 | In           | Out      | Total    |
| <b>Proposed:</b>                               |             |                 |              |          |          |
| Residential Condominium<br>/Townhouse 12 units | 230         | 70              | 4            | 2        | 6        |
| <b>New Trips:</b>                              |             | <b>70</b>       | <b>4</b>     | <b>2</b> | <b>6</b> |

According to the 2007 *US 1 Arterial Travel Time and Delay Study for Monroe County Florida*, the site is located in Segment 4 which has 2,497 daily reserve trips. It is estimated that the proposed use will generate 41 daily trips providing a reserve capacity of 2,456 along Segment 4. Based on the 2007 Level of Service and Reserve Capacity Table provided by the County, Segment 3 has a Below LOS

Mr. Robert D. Calhoun  
August 25, 2008  
Page two

"C" allocation of 568; the proposed development will generate approximately 38 trips through this section providing a reserve capacity of 538 through this section. Based on the Residential Arterial trip Assignment Summary, attached, the development of the 12 town homes will not adversely impact the US-1 corridor.

Please present this information as part of your application process to Monroe County staff. If additional information is needed, please contact me at your convenience.

Sincerely,

Crossroads Engineering, Inc.



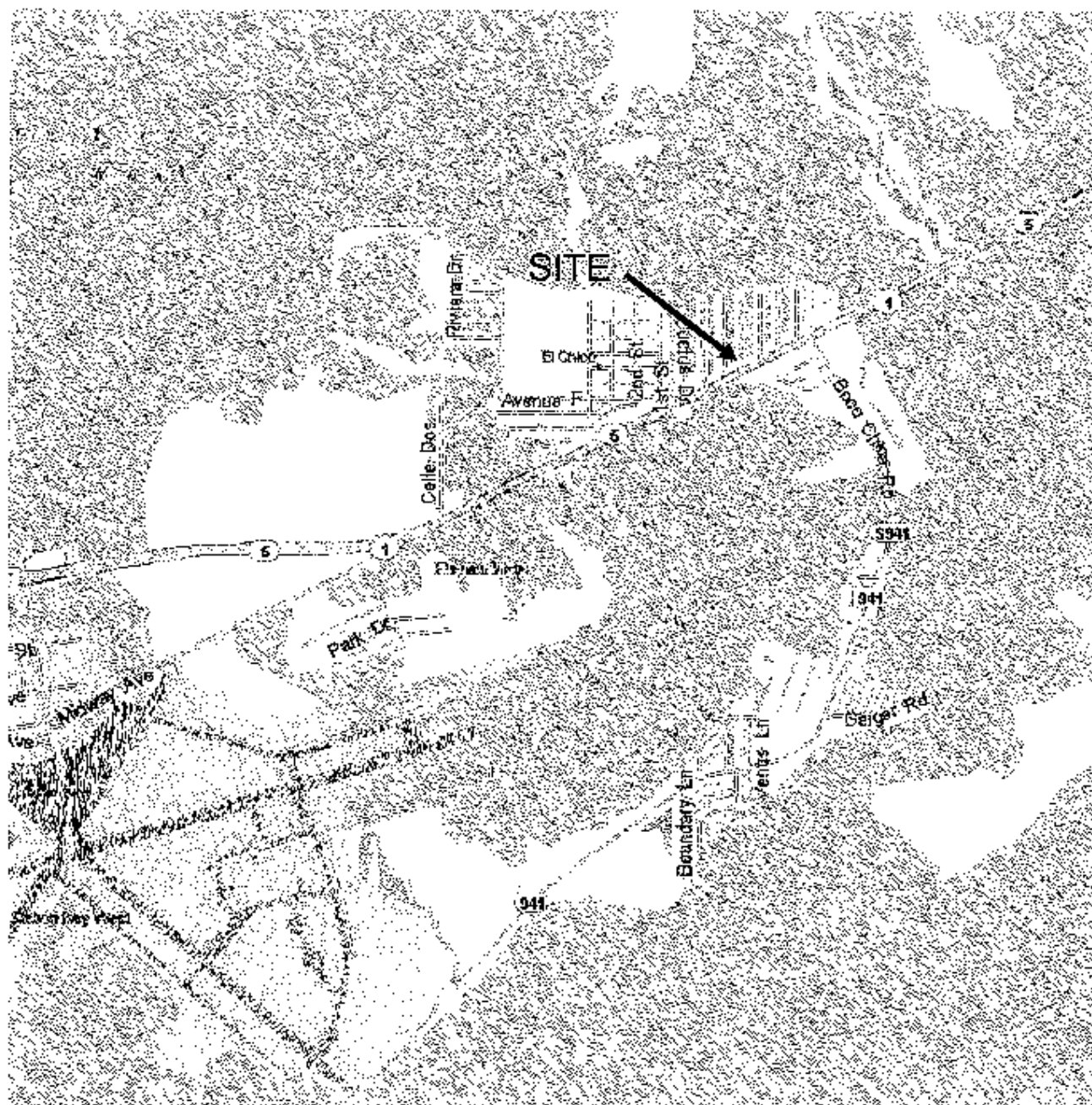
George Galán, P.E.

Senior Traffic Engineering Manager

Enclosures

GG/2008-077 Big Coppitt Key

### Big Coppitt Key Site Location



Habitat for Humanity Big Coppitt Key  
 Summary of Trip Generation Calculation  
 For 12 Dwelling Units of Residential Condominium / Townhouse  
 August 19, 2008

|                            | Average<br>Rate | Standard<br>Deviation | Adjustment<br>Factor | Driveway<br>Volume |
|----------------------------|-----------------|-----------------------|----------------------|--------------------|
| Avg. Weekday 2-Way Volume  | 5.86            | 3.09                  | 1.00                 | 70                 |
| 7-9 AM Peak Hour Enter     | 0.37            | 0.00                  | 1.00                 | 1                  |
| 7-9 AM Peak Hour Exit      | 0.37            | 0.00                  | 1.00                 | 4                  |
| 7-9 AM Peak Hour Total     | 0.44            | 0.69                  | 1.00                 | 5                  |
| 4-6 PM Peak Hour Enter     | 0.35            | 0.00                  | 1.00                 | 4                  |
| 4-6 PM Peak Hour Exit      | 0.17            | 0.00                  | 1.00                 | 2                  |
| 4-6 PM Peak Hour Total     | 0.52            | 0.75                  | 1.00                 | 6                  |
| AM Pk Hr, Generator, Enter | 0.08            | 0.00                  | 1.00                 | 1                  |
| AM Pk Hr, Generator, Exit  | 0.36            | 0.00                  | 1.00                 | 4                  |
| AM Pk Hr, Generator, Total | 0.44            | 0.68                  | 1.00                 | 5                  |
| PM Pk Hr, Generator, Enter | 0.33            | 0.00                  | 1.00                 | 4                  |
| PM Pk Hr, Generator, Exit  | 0.19            | 0.00                  | 1.00                 | 2                  |
| PM Pk Hr, Generator, Total | 0.52            | 0.75                  | 1.00                 | 6                  |
| Saturday 2-Way Volume      | 5.67            | 3.10                  | 1.00                 | 68                 |
| Saturday Peak Hour Enter   | 0.25            | 0.00                  | 1.00                 | 3                  |
| Saturday Peak Hour Exit    | 0.22            | 0.00                  | 1.00                 | 3                  |
| Saturday Peak Hour Total   | 0.47            | 0.71                  | 1.00                 | 6                  |
| Sunday 2-Way Volume        | 4.84            | 2.71                  | 1.00                 | 58                 |
| Sunday Peak Hour Enter     | 0.22            | 0.00                  | 1.00                 | 3                  |
| Sunday Peak Hour Exit      | 0.23            | 0.00                  | 1.00                 | 3                  |
| Sunday Peak Hour Total     | 0.45            | 0.70                  | 1.00                 | 5                  |

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers  
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS



# RESIDENTIAL ARTERIAL TRIP ASSIGNMENT SUMMARY

Project: Habitat for Humanity Big Coppitt Key

Trip Generation Source:

Location: Big Coppitt Key

ITE ☒ ITE Land Use Code

230

Approx. US-1 MM: 10.7

OTHER ☐ See Report

Development Type: Residential

Project Size: 12-Units

Daily Trip Ends -

Weekday: 70

Saturday: 68

Sunday: 58

Weighted Daily: 68

Average Trip Length: Trip Distribution:

4 miles N / E 40 % N / E

6 miles S / W 60 % S / W

| Total Daily Trips | Percent Pass-By Trips | Percent Primary Trips | (1) Primary Trips | US-1 Segment Number | US-1 Segment Limits<br>Begin MM    End MM | (2) Percent Directional Split | (3) % Impact Based on Trip Length | (%) | (2) Project Generated Trips | Year 2007 Reserve Capacity | Less Estimated Site Volume | Remaining Reserve Capacity |
|-------------------|-----------------------|-----------------------|-------------------|---------------------|---|-------------------------------|-----------------------------------|-----|-----------------------------|----------------------------|----------------------------|----------------------------|
| 68                | 0                     | 100                   | 68                | #1                  | 4.0                                       | 5.0                           | 4%                                | (   | 68 * 0.6 * 0.46 ) = 20      | 2,295                      | 20                         | 2,275                      |
|                   |                       |                       |                   | #2                  | 5.0                                       | 9.0                           | 6%                                | (   | 68 * 0.6 * 0.69 ) = 28      | 5,360                      | 28                         | 5,332                      |
|                   |                       |                       |                   | #3                  | 9.0                                       | 10.5                          | 9%                                | (   | 68 * 0.6 * 0.92 ) = 38      | 568                        | 38                         | 530 *                      |
|                   |                       |                       |                   | #4                  | 10.5                                      | 16.5                          | 10%                               | (   | 68 * 0.6 * 1.00 ) = 41      | 2,497                      | 41                         | 2,456                      |
|                   |                       |                       |                   | #5                  | 16.5                                      | 20.5                          | 3                                 | (   | 68 * 0.4 * 0.09 ) = 2       | 132                        | 2                          | 130                        |
|                   |                       |                       |                   | #6                  | 20.5                                      | 23.0                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #7                  | 23.0                                      | 24.0                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #8                  | 24.0                                      | 27.5                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #9                  | 27.5                                      | 29.5                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #10                 | 29.5                                      | 33.0                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #11                 | 33.0                                      | 40.0                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #12                 | 40.0                                      | 47.0                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #13                 | 47.0                                      | 54.0                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #14                 | 54.0                                      | 60.5                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #15                 | 60.5                                      | 63.0                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #16                 | 63.0                                      | 73.0                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #17                 | 73.0                                      | 77.5                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #18                 | 77.5                                      | 79.5                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #19                 | 79.5                                      | 84.0                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #20                 | 84.0                                      | 86.0                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #21                 | 86.0                                      | 91.5                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #22                 | 91.5                                      | 99.5                          | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #23                 | 99.5                                      | 106.0                         | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |
|                   |                       |                       |                   | #24                 | 106.0                                     | 112.5                         | 0                                 | (   | 68 * 0.4 * 0.00 ) = 0       |                            |                            |                            |

\* LOS "C" Allocation

# 2007 LEVEL OF SERVICE AND RESERVE CAPACITY

| SEGMENT                        | LENGTH<br>(miles) | FACILITY<br>TYPE           | POSTED SPEED    |                  | ADJ.<br>FOR<br>SIGNAL<br>(mph) | ADJUSTED<br>LOS C<br>CRITERIA<br>(mph) | MEDIAN<br>TRAVEL<br>SPEED<br>(mph) | LOS | RESERVE<br>SPEED<br>(mph) | 2007                                 |   | 2008                                 |   |
|--------------------------------|-------------------|----------------------------|-----------------|------------------|--------------------------------|--|------------------------------------|-----|---------------------------|--------------------------------------|---|--------------------------------------|---|
|                                |                   |                            | Limits<br>(mph) | Average<br>(mph) |                                |  |                                    |     |                           | MAXIMUM RESERVE<br>VOLUME<br>(trips) | 5% ALLOCATION<br>BELOW LOS C<br>(trips) | MAXIMUM RESERVE<br>VOLUME<br>(trips) | 5% ALLOCATION<br>BELOW LOS C<br>(trips) |
| 1 Stock Island (4.0 - 5.0)     | 1.1               | 4-L/D                      | 30/35/45        | 38.3             | N/A                            | 22.0                                   | 34.6                               | B   | 12.6                      | 2,295                                | N/A                                     | 1,876                                | N/A                                     |
| 2 Boca Chica (5.0 - 9.0)       | 3.9               | 4-L/D                      | 55/45           | 54.1             | N/A                            | 49.6                                   | 57.9                               | A   | 8.3                       | 5,360                                | N/A                                     | 6,231                                | N/A                                     |
| 3 Big Coppitt (9.0 - 10.5)     | 1.5               | 2-L/U                      | 45/55           | 49.7             | N/A                            | 45.2                                   | 45.2                               | C   | 0.0                       | 0                                    | 568                                     | 348                                  | N/A                                     |
| 4 Sanddune (10.5 - 18.5)       | 5.8               | 2-L/U                      | 45/55           | 54.1             | N/A                            | 49.6                                   | 52.2                               | C   | 2.6                       | 2,497                                | N/A                                     | 2,401                                | N/A                                     |
| 5 Sugarloaf (18.5 - 20.5)      | 4.0               | 2-L/U                      | 45/55           | 52.1             | N/A                            | 47.6                                   | 47.8                               | C   | 0.2                       | 132                                  | N/A                                     | 331                                  | N/A                                     |
| 6 Cudjoe (20.5 - 23.0)         | 2.5               | 2-L/U                      | 45/55           | 45.5             | N/A                            | 41.0                                   | 48.5                               | A   | 7.5                       | 3,105                                | N/A                                     | 2,939                                | N/A                                     |
| 7 Summerland (23.0 - 25.0)     | 2.2               | 2-L/U                      | 45              | 45.0             | N/A                            | 40.5                                   | 45.6                               | B   | 6.1                       | 1,856                                | N/A                                     | 1,894                                | N/A                                     |
| 8 Ramrod (25.0 - 27.5)         | 2.3               | 2-L/U                      | 45              | 45.0             | N/A                            | 40.5                                   | 48.1                               | A   | 7.6                       | 2,895                                | N/A                                     | 2,208                                | N/A                                     |
| 9 Torch (27.5 - 29.5)          | 2.1               | 2-L/U                      | 45              | 45.0             | N/A                            | 40.5                                   | 47.1                               | A   | 6.6                       | 2,295                                | N/A                                     | 2,678                                | N/A                                     |
| 10 Big Pine (29.5 - 33.0)      | 3.4               | 2-L/U                      | 45              | 45.0             | 3.4                            | 37.1                                   | 39.0                               | C   | 1.9                       | 1,070                                | N/A                                     | 394                                  | N/A                                     |
| 11 Bahia Honda (33.0 - 40.0)   | 7.0               | 2-L/U (70%)<br>4-L/D (30%) | 45/50/55        | 52.1             | N/A                            | 47.6                                   | 54.1                               | A   | 6.6                       | 7,535                                | N/A                                     | 7,767                                | N/A                                     |
| 12 7-Mile Bridge (40.0 - 47.0) | 9.8               | 2-L/U                      | 55              | 55.0             | N/A                            | 50.5                                   | 55.1                               | B   | 4.6                       | 5,180                                | N/A                                     | 3,829                                | N/A                                     |
| 13 Marathon (47.0 - 54.0)      | 7.3               | 2-L/U (13%)<br>4-L/D (87%) | 35/45           | 42.2             | N/A                            | 22                                     | 37.7                               | A   | 15.7                      | 18,979                               | N/A                                     | 16,924                               | N/A                                     |
| 14 Grassy (54.0 - 60.5)        | 6.4               | 2-L/U                      | 45/55           | 54.4             | N/A                            | 49.9                                   | 50.9                               | C   | 1.0                       | 1,060                                | N/A                                     | 424                                  | N/A                                     |
| 15 Duck (60.5 - 63.0)          | 2.7               | 2-L/U                      | 55              | 55.0             | N/A                            | 50.5                                   | 52.9                               | C   | 2.4                       | 1,073                                | N/A                                     | 1,520                                | N/A                                     |
| 16 Long (63.0 - 73.0)          | 9.9               | 2-L/U                      | 55/45           | 53.5             | N/A                            | 49                                     | 51.3                               | C   | 2.3                       | 3,771                                | N/A                                     | 5,082                                | N/A                                     |
| 17 L Matecumbe (73.0 - 77.5)   | 4.5               | 2-L/U                      | 55              | 55.0             | N/A                            | 50.5                                   | 51.1                               | C   | 0.6                       | 447                                  | N/A                                     | 0                                    | 766                                     |
| 18 Tea Table (77.5 - 78.5)     | 2.2               | 2-L/U                      | 55/45           | 54.8             | N/A                            | 50.1                                   | 49.8                               | D   | -0.3                      | 0                                    | 805                                     | 0                                    | 916                                     |
| 19 U Matecumbe (78.5 - 84.0)   | 4.1               | 2-L/U                      | 45              | 45.0             | N/A                            | 40.5                                   | 41.4                               | C   | 0.9                       | 611                                  | N/A                                     | 68                                   | N/A                                     |
| 20 Windley (84.0 - 86.0)       | 1.9               | 2-L/U                      | 45              | 45.0             | 7.8                            | 32.7                                   | 42.4                               | A   | 9.7                       | 3,052                                | N/A                                     | 2,812                                | N/A                                     |
| 21 Plantation (86.0 - 91.5)    | 5.8               | 2-L/U                      | 45              | 45.0             | 2.6                            | 38.0                                   | 41.8                               | B   | 3.8                       | 3,680                                | N/A                                     | 4,034                                | N/A                                     |
| 22 Tavernier (91.5 - 98.5)     | 8.0               | 4-L/D                      | 45/50           | 47.1             | 1.1                            | 41.5                                   | 49.9                               | A   | 8.4                       | 11,126                               | N/A                                     | 9,936                                | N/A                                     |
| 23 Key Largo (98.5 - 108.0)    | 6.8               | 4-L/D                      | 35/45           | 44.4             | 3.4                            | 36.5                                   | 45.7                               | A   | 9.2                       | 10,360                               | N/A                                     | 10,698                               | N/A                                     |
| 24 Cross (108.0 - 112.5)       | 6.2               | 2-L/U                      | 35/45/55        | 48.2             | N/A                            | 43.7                                   | 37.1                               | E   | -6.6                      | 0                                    | 0                                       | 308                                  | N/A                                     |
| Overall                        | 108.4             |                            |                 |                  |                                | 45.0                                   | 45.7                               | C   | 0.7                       |                                      |   |                                      |   |

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**Legend**  
 Real Estate Number  
 Parcel Lot Text  
 Dimension Text  
 Block Text  
 Point of Interest Text  
 Hooks/Leads  
 Lot Lines  
 Easements  
 Road Centerlines  
 Water Names  
 Fences  
 Shoreline  
 Section Lines  
 2004 Aerials

Date Created: August 23, 2008 11:54 AM



October 5, 2008

Ms. Debby Tedesco - Staff Assistant  
MONROE COUNTY PLANNING DEPARTMENT  
2706 Overseas Highway - Suite 410  
Marathon, Florida 33850-2227

via e-mail to US 1

Re: Habitat for Humanity - Big Coppitt (US 1 - ACM 10.5)  
Level I Traffic Impact Review

Dear Ms. Tedesco:

We have reviewed the Traffic Impact Study prepared by Gussman's Engineering (GTE), Inc. (CEO) for the applicant *Habitat for Humanity*. The traffic report and an application package were transmitted to URS on September 2, 2008. A revised site plan dated August 25, 2008 was included in the package. Our findings are as follows:

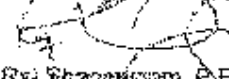
- **Background data:** Applicant is proposing to build 12 affordable town houses in 4 triplex buildings in a 0.35 acre vacant site in Big Coppitt. Access to the site will be via two driveways, one each located along the two adjacent streets - Emerald Drive and Sapphire Drive. The two driveways are not connected internally, function independently, and each driveway provides access to 6 units. The driveways are located approximately 100' from the US 1 intersection and do not meet the spacing requirements. The alternative will be to provide a driveway along US 1, which is much less desirable than the proposed.
- **Trip Generation:** The trip generation for this traffic study is based on ITE Trip Generation Manual - 7<sup>th</sup> Edition. The proposed residential development is expected to generate 70 daily trips, which consist of 6 PM peak hour trips.
- **U.S. 1 Traffic Impact and Reserve Capacity:** A table titled *Arterial Trip Assignment Summary* is presented in the report. Reserve capacities for US 1 segments 1 through 5 are identified in the table and are shown to have adequate reserve capacity to accommodate the project trips. A residential development in Big Coppitt is likely to have traffic impact further than Segment # 5 (Sugarloaf). Traffic impact on to US 1 should be evaluated as far as Segment # 10 (Marathon). Segments 6 through 10, however, have adequate reserve capacity to accommodate the potential traffic impact from this development. The secondary streets will have minimal impact.
- **Site Plan:** A revised full-size site plan, dated August 18, 2008, and prepared by David Debraugh & Associates, Architects, was transmitted with the application package. The site plan lacks vehicle maneuverability details. The fire truck turning radius of 50' shown on the site plan extends beyond the edge of pavement. Further, the site plan does not show clear sight triangles at the driveways.

We agree with the findings that the proposed residential development will have little impact to the surrounding roadways. However, the site plan needs to show clear sight triangles, attesting there are no obstructions to site visibility as vehicles exit the site. The site plan also needs to show vehicle maneuverability through the site.

Should you have any questions, feel free to call me.

URS Corporation  
3843 West Commerce Boulevard  
Suite 171  
Fort Lauderdale, FL 33309  
Tel: 954/333-2870  
Fax: 954/333-1780

Sincerely,  
URS Corporation Southern

  
Raj Shannagom, P.E.  
Senior Traffic Engineer

cc: Mr. Joe Helms - Monroe County Planner

**Attachment 2.**  
**Examples of Disclosure Statement &**  
**Avigation Easement**

## Attachment 2. Example of Fair Disclosure Statement

### EXAMPLE

#### FAIR DISCLOSURE STATEMENT

For Property in

Air Installations Compatible Use Zones

The property at the following location:

Parcel #: \_\_\_\_\_

Deed Book # \_\_\_\_\_ Page # \_\_\_\_\_

Address: \_\_\_\_\_

Is situated within the following zones of the Air Installations Compatible Use Zones (AICUZ) of the Naval Air Station (NAS) Key West, Florida.

- \_\_\_ Clear Zone (CZ): Greatest potential of accidents
- \_\_\_ Accident Potential Zone I (APZ I): Significant potential for accidents
- \_\_\_ Accident Potential Zone II (APZ II): Measurable potential for accidents
- \_\_\_ Noise Exposure Level N3: (75 Ldn or higher): Area of significant impact from noise.
- \_\_\_ Noise Exposure Level N2: (65 Ldn to 74 Ldn): Area of moderate impact from noise.
- \_\_\_ Noise Exposure Level N1: (64 Ldn or lower): Area of some impact from noise.

This City/County has placed certain use restrictions on the development of the property within the NAS Key West AICUZ footprint. Before purchasing the above property, you should consult the City/County Planning Department to determine what restrictions have been placed on the subject property. For properties identified as being within Noise Exposure Level Zones, the City/County provides information for methods to reduce noise levels for existing or planned development.

I, \_\_\_\_\_, Owner of the subject property, hereby certify that I have informed \_\_\_\_\_, prospective purchaser/lessee/renter, that the subject property is located in an Air Installation Compatible Use Zone.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Purchaser/Lessee/Renter

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Purchaser/Lessee/Renter

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the County/City of \_\_\_\_\_, Florida.

\_\_\_\_\_, Notary Public, State of Florida.

Seal

My Commission Expires on \_\_\_\_\_

EXAMPLE

Prepared by:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### AVIGATION EASEMENT

THIS GRANT OF AN AVIGATION EASEMENT made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_, whose mailing address is \_\_\_\_\_ ("Grantor," which term shall include the singular and plural, masculine and feminine), and Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose mailing address is 223 Palafox Place, Pensacola, Florida 32502 ("Grantee").

### WITNESSETH

WHEREAS Grantor is the owner of certain real property located in Escambia County, Florida; and

WHEREAS, Grantee requires, as a condition precedent to the development or use of the property, conveyance from Grantor of an Avigation Easement; and

WHEREAS Grantor has agreed to grant an Avigation Easement to Grantee in and over Grantor's property under the terms and conditions set forth in this instrument;

NOW, THEREFORE, Grantor, for good and valuable consideration the receipt and sufficiency of which is acknowledged, does grant to Grantee and Grantee's heirs, assigns, successors, and legal representatives, a perpetual Avigation Easement in and over the following described property (Property):

See legal description attached as Exhibit A

This Avigation Easement is granted with the following express terms and conditions:

1. Grantor grants, bargains, sells, and conveys to Grantee, its successors and assigns, for the use and benefit of Grantee and any civilian or military airfields that may be located in Escambia County and any operators, owners, or users of civilian or military Aircraft that may operate in the airspace in and above Escambia County, a perpetual Avigation Easement for the free and unobstructed flight of Aircraft ("Aircraft" being defined for the purpose of this instrument as any contrivance now known or hereafter invented, used, or designed for flight in and through the air) in and through the airspace above, over, and across the surface of the Property, together with the right to create or cause in the airspace such noise, vibrations, odors, vapors, exhaust, smoke, dust

or other effects that may be inherent in the operation of Aircraft, and for the use of the airspace by Aircraft for launching from, maneuvering about, and landing at local civilian or military airfields.

2. Nothing in this instrument shall operate to preclude claims by Grantor, his heirs, assigns, successors, and legal representatives, for any physical injuries or damages caused by Aircraft crashing into or otherwise coming into direct physical contact with the Property or persons located thereon.

3. Grantor, for himself, his heirs, assigns, successors, and legal representatives, expressly releases and forever discharges Grantee, its elected or appointed officials, representatives, agents, employees, and any operators, owners, or users of civilian or military Aircraft or airfields, from any and all liability whatsoever, including any and all suits, claims, debts, obligations, costs, expenses, actions, or demands, vested or contingent, known or unknown, whether for injuries to persons or damages to property, which Grantor may own, hold, or assert by reason of noise, vibrations, odors, vapors, exhaust, smoke, dust or other effects that may be inherent in the operation of Aircraft, caused or created by the flight or passage of Aircraft in or through the airspace subject to the easement described in this instrument. Additionally, Grantor, for himself, his heirs, assigns, successors, and legal representatives, waives any and all right to sue Grantee, its elected or appointed officials, representatives, agents, or employees, and any operators, owners, or users of civilian or military Aircraft or airfields, and agrees to dismiss any and all such suits that may be now or subsequently asserted against Grantee, its elected or appointed officials, representatives, agents, or employees, and any operators, owners, or users of civilian or military Aircraft or airfields, for injuries to persons or damage to property arising from noise, vibrations, odors, vapors, exhaust, smoke, dust or other effects that may be inherent in the operation of Aircraft, caused or created by the flight or passage of Aircraft in or through the airspace subject to the easement described in this instrument. Grantor acknowledges that the above-stated consideration is all that Grantor will receive for this easement and no promise for any other or further consideration has been made by anyone. Grantor further acknowledges that Grantor is executing this instrument solely in reliance upon his own knowledge, belief, and judgment and not upon any representations made by any party released or others in their behalf.

4. Grantor shall not build, construct, cause or permit to be built or constructed, or permit to remain on the Property any building or structure that would interfere with the rights conveyed by this instrument or that would violate any local, state, or federal law or regulation regarding the operation of Aircraft or airfields.

5. Grantor shall not use or permit the use of the Property in such a manner as to create electrical, electronic, or other interference with radio, radar, microwave, or other similar means of Aircraft communications, or to make it difficult for pilots to distinguish between airfield navigation lights and visual aids and other lights, or to result in glare or other condition that would impair the vision of pilots, or to otherwise endanger the operation of Aircraft.

6. In the event of any violation of the rights and restrictions contained in this instrument, Grantee shall have the right, at its sole option after giving five (5) days prior notice to Grantor, to use any and all means to remedy the violation. Additionally, Grantee shall have a perpetual



easement for ingress to and egress from the Property for the purpose of inspecting or removing any instrumentality that may be causing or contributing to a violation of the rights and restrictions conveyed by this instrument.

7. Grantor acknowledges that the Property is located in an area impacted by Aircraft noise and that present and future Aircraft noise may interfere with the unrestricted use and enjoyment of the Property. Grantor further acknowledge that Aircraft noise may change over time by virtue of greater numbers of Aircraft, louder Aircraft, variations in airfield operations, and changes in airfield and air traffic control procedures.

8. This Avigation Easement and all of the terms and conditions described in this instrument shall run with the land in perpetuity and shall be binding upon Grantor and his heirs, assigns, successors and legal representatives.

9. In the event that one or more of the provisions contained in this instrument or any part thereof or any application thereof shall be held invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired and shall remain in full force and effect.

10. In the event that any civilian or military airfield adjacent to the Property ceases to operate, or if such other circumstances subsequently arise that would obviate the purpose underlying this instrument, then Grantor, his heirs, assigns, successors, and legal representatives, may petition the Board of County Commissioners of Escambia County to terminate this Avigation Easement. If the Board of County Commissioners approves the termination of this Avigation Easement, then it shall promptly execute and record in the public records an appropriate document reflecting the termination.

11. Grantor, for himself and his heirs, assigns, successors, and legal representatives, covenants with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right and full power to grant, bargain, sell and convey this Avigation Easement over the Property.

IN WITNESS WHEREOF Grantor has executed this instrument on the date first above written.

**GRANTOR:**

Witness \_\_\_\_\_  
Print Name \_\_\_\_\_

By: \_\_\_\_\_  
(name of corporation/other business entity)

Print Name \_\_\_\_\_

Witness \_\_\_\_\_  
Print Name \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_ He/She is ( ) personally known to me, ( )  
produced current \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

(Notary Seal)

**GRANTOR:**

Witness \_\_\_\_\_  
Print Name \_\_\_\_\_

By: \_\_\_\_\_  
(name of corporation/other business entity)

Print Name \_\_\_\_\_

Witness \_\_\_\_\_  
Print Name \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ by \_\_\_\_\_ He/She is ( ) personally known to me, ( )  
produced current \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

(Notary Seal)

**ACCEPTANCE**

This Avigation Easement accepted by ~~Escambia County~~, Florida on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, as authorized by the Board of County Commissioners of Escambia County, Florida at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BOARD OF COUNTY COMMISSIONERS  
~~ESCAMBIA COUNTY~~, FLORIDA**

\_\_\_\_\_  
Chairman

ATTEST: ~~Ernie Lee Wagaha~~  
Clerk of the Circuit Court

\_\_\_\_\_  
Deputy Clerk

(Seal)

\*\*\*\*\*

This Avigation Easement utilizes the form provided by ~~Escambia~~ County in accordance with Section 3, Ordinance No. 2004-52. Therefore, acceptance is executed by the Planning and Zoning Director on behalf of the County, without further action required by the Board.

Accepted on behalf of ~~Escambia~~ County,  
Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_  
Planning and Zoning Director

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_. He/She is ☐ personally known to me, ☐ produced current \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

(Notary Seal)

## **Attachment 3.**

### **Letters of Coordination**

- FDEP letter
- FDOT response. Coordinate with VMS
  - Follow up letter to VMS
  - Letter to FDOT
- FCAA response
- KEYS Energy response
- County Engineer letter
- Fire Marshal response
- Monroe County Health Department Letter
- Monroe County Solid Waste Letter
- SFWMD letter
- USFW Response

TY SYMROSKI LAND USE PLANNING, LLC  
2328 STAPLES AVENUE  
KEY WEST, FL 33040

FDEP - South District  
2295 Victoria Avenue  
Fort Myers, 33901

May 9, 2008

RE: Habitat for Humanity of Key West and the Lower Keys, Inc.  
Affordable Housing Project – Big Coppitt Key, at the corner of Emerald  
Drive, Sapphire Drive and US 1, approximately MM 10;  
RE# 00156320

To Whom It May Concern:

We are making application for a Minor Conditional Use on Big Coppitt Key to  
allow Habitat for Humanity to build 12 affordable dwellings on the above  
property. This 0.85 acre site is filled, scarified vacant land.

Included with this letter are a site plan, location map and aerial photo.

Please review the material, send any comments to Ms. Nicole Petrick and copy  
me in the enclosed self-addressed stamped envelope.

Ms. Nicole Petrick  
Monroe County Planning Department  
2798 Overseas Hwy  
Marathon, FL 33050

If you have any questions please call.

Thank you.

Sincerely,

Ty Symroski

TY SYMROSKI LAND USE PLANNING, LLC  
2328 STAPLES AVENUE  
KEY WEST, FL 33040

Ali Al-Said, P.E.  
District Permits engineer  
FDOT District 6 Permits office  
1000 NW 111 Avenue, Room 6207  
Miami, FL 33172-5800

May 12, 2008

RE: Habitat for Humanity of Key West and the Lower Keys, Inc.  
Affordable Housing Project – Big Coppitt Key, at the corner of Emerald  
Drive, Sapphire Drive and US 1, approximately MM 10;  
RE# 00156320

Dear Mr. Al-Said:

We are making application for a Minor Conditional Use on Big Coppitt Key to  
allow Habitat for Humanity to build 12 affordable dwellings on the above  
property. This 0.85 acre site is filled, scarified vacant land.

Included with this letter are a site plan, location map and aerial photo. Please  
note that there will be no direct access to US 1 and the driveways are setback  
from US 1 as much as possible on the side roads.

Please review the material, send any comments to Ms. Nicole Petrick and copy  
me in the enclosed self-addressed stamped envelope.

Ms. Nicole Petrick  
Monroe County Planning Department  
2798 Overseas Hwy  
Marathon, FL 33050

If you have any questions please call.

Thank you.

Sincerely,

Ty Symroski

WORK (305) 294-1815 FAX (305) 292-5223 CELL (305) 395-9363  
SANIBEL ISLAND (239) 472-863 PORTLAND OR. (503) 295-7908  
UNCLETY@BELLSOUTH.NET



## Florida Department of Transportation

CHARLIE CRIST  
GOVERNOR

District Permit Office  
1000 N.W. 111th Avenue, Room 300  
Miami, Florida 33172-5800  
Telephone (305) 470-5307  
Fax (305) 470-5443

STEPHANIE C. KOPELOVSKOS  
SECRETARY

May 16, 2008

Ty Symoski  
Ty Symoski Land Use Planning, LLC  
2328 S. Douglas Avenue  
Key West, Florida 33040

SUBJECT: Habitat for Humanity of Key West and the Lower Keys, Inc.  
Affordable Housing Project - Big Coppitt Key

Dear Mr. Symoski:

The Department no longer performs conceptual reviews since Florida Administrative Codes Rule Chapter 14-96 was amended. Non-binding pre application meetings are held weekly in which staff are available to meet with you to give preliminary comments and provide guidance in the permit application process; such meeting is recommended.

Please submit the required permit application or schedule a pre-application meeting at your earliest convenience. If you have any further questions, please contact the Marathon Office:

VMS, Inc.  
3100 Overseas Hwy  
Marathon, Florida 33659  
Phone: 305-289-6106  
Fax: 305-289-2337

Sincerely,

Ali Al-Said, P.E.  
District Permits Engineer

cc: Ernesto Nantachean  
File

TY SYMROSKI LAND USE PLANNING, LLC  
2328 STAPLES AVENUE  
KEY WEST, FL 33040

June 17, 2008

VMS, Inc  
3100 Overseas Hwy  
Marathon, FL 33050

RE: Habitat for Humanity of Key West and the Lower Keys, Inc.  
Affordable Housing Project – Big Coppitt Key, at the corner of Emerald  
Drive, Sapphire Drive and US 1, approximately MM 10;  
RE# 00156320

To Whom It May Concern:

You have been referred to us by Ali Al-Said, P.E. Districts Permit Engineer for  
FDOT District 6. We are making application for a Minor Conditional Use on Big  
Coppitt Key to allow Habitat for Humanity to build 12 affordable dwellings on the  
above property. This 0.85 acre site is filled, scarified vacant land.

Please note that the buildings will be revised to be four triplexes.

Included with this letter are a site plan, location map and aerial photo. Please  
note that there will be no direct access to US 1 and the driveways are setback  
from US 1 as much as possible on the side roads.

Please review the material, send any comments to Ms. Nicole Petrick and copy  
me in the enclosed self-addressed stamped envelope.

Ms. Nicole Petrick  
Monroe County Planning Department  
2798 Overseas Hwy  
Marathon, FL 33050

If you have any questions please call.

Thank you.

Sincerely,

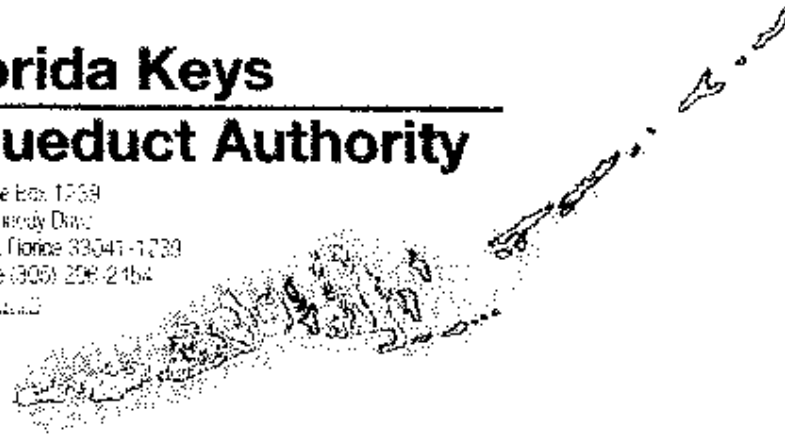
Ty Symroski





# Florida Keys Aqueduct Authority

Post Office Box 1738  
1100 Kennedy Drive  
Key West, Florida 33041-1738  
Telephone (305) 258-2154  
www.fkaa.com



J. Robert Dean  
Chairman  
Key West

Mary L. Rice  
Vice Chairman  
Marathon

Elena Z. Herrera  
Secretary/Treasurer  
Rockland Key

Rose M. Dell  
Big Pine Key

David C. Hatz  
Key Largo

James C. Reynolds  
Executive Director

May 21, 2008

Ty Symroski  
Ty Symroski Land Use Planning, LLC  
2328 staples Avenue  
Key West, FL 33040

RE: Habitat for Humanity Big Coppitt Key

Dear Mr. Symroski:

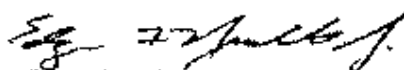
This letter will confirm that a coordination process for the above referenced site has begun. Our records indicate there is a 12" water main located on Overseas Highway which appears adequate to serve this site. The site is feasible for the installation of fire hydrants.

The FCAA has received a site plan for the project however a complete set of plans will be required to determine meter sizes and System Development Fees.

Should you have any questions or require any further information please feel free to ask.

Sincerely Yours,

**FLORIDA KEYS AQUEDUCT AUTHORITY**

  
Edgar F. Nicolle, Jr.  
Distribution Design Manager

EFN:ema

c: Irma Boveda, Key West Customer Service Manager



(305) 295-1082  
1001 James Street  
PO Box 6180  
Key West, FL 33041-5100  
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

May 14, 2008

Ms. Nicole Petrick  
Monroe County Planning Department  
2798 Overseas Highway  
Marathon, FL 33050

RE: Habitat for Humanity of Key West and the Lower Keys, Inc.  
Affordable Housing Project - Big Coppitt Key  
US 1, Mile Marker 10, Big Coppitt Key, Florida

Dear Ms. Petrick:

Keys Energy Services Engineering Department has reviewed the site layout for the above referenced project. It has been determined that power is available for this project and KEYS has no objection as per our review.

Should you have any questions, please contact Armando Mira at (305) 295-1082.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sabrina Hall".

Sabrina Hall  
Customer Services Supervisor

SH/at

C:  
L. Tejeda, General Manager & CEO  
D. Finigan, Director of Engineering  
T. Symroski, Land Use Planning, LLC.  
2328 Staples Ave, Key West, Florida 33040  
File: CUS-200

**DESK COPY**

TY SYMROSKI LAND USE PLANNING, LLC  
2328 STAPLES AVENUE  
KEY WEST, FL 33040

Mr. David Koppel, P.E.  
County Engineer/Division Director  
1100 Simonton Street  
Suite 2-216  
Key West, FL 33040

May 9, 2008

RE: Habitat for Humanity of Key West and the Lower Keys, Inc.  
Affordable Housing Project – Big Coppitt Key, at the corner of Emerald  
Drive, Sapphire Drive and US 1, approximately MM 10;  
RE# 00156320

Dear Mr. Koppel:

We are making application for a Minor Conditional Use on Big Coppitt Key to allow Habitat for Humanity to build 12 affordable dwellings on the above property. This 0.85 acre site is filled, scarified vacant land.

Included with this letter are a site plan, location map and aerial photo.

Please review the material, send any comments to Ms. Nicole Petrick and copy me in the enclosed self-addressed stamped envelope.

Ms. Nicole Petrick  
Monroe County Planning Department  
2798 Overseas Hwy  
Marathon, FL 33050

If you have any questions please call.

Thank you.

Sincerely,

Ty Symroski



**BOARD OF COUNTY COMMISSIONERS**

Mayor Mario Di Gennaro, District 4  
Mayor Pro Tem Charles McCoy, District 3  
Dore M. Spehar, District 1  
George Neugent, District 2  
Sylvia J. Murphy, District 5

OFFICE of the FIRE MARSHAL  
490 63<sup>rd</sup> Street  
Marathon, FL 33050  
PHONE: (305) 289-6010  
FAX: (305) 289-6013



Ty Symroski  
2328 Staples Ave  
Key West, FL 33040

July 31, 2008

RE: Letter of Coordination

Dear Mr. Symroski,


Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the Habitat for Humanity Affordable housing Project to be located at Big Coppitt Key.

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (2004), The Florida Building Code (2004), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable and adopted by the State of Florida.
2. All fire rated penetrations shall be caulked with a UL or FM approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on each method used the fire stop system. A single manufacturer of Fire Penetration sealant shall be used throughout the structure. Expanding "foam" products shall not be permitted anywhere in the structure.
3. Approved fire hydrants shall be provided for building to meet necessary fire flow requirements as determined by the Fire Official, and approved by the Florida Keys Aqueduct Authority (FKAA). This project shall require the installation of one new hydrant, at a location to be determined by the Fire Marshal and FKAA.
4. Fire Department access shall comply with NFPA 1, Ch.18. Currently the site plan does not allow for adequate fire department access, and shall be revised in consultation with the Fire Marshal's Office.
5. Florida Fire Prevention Code requires a minimum separation of ten feet between these buildings. The plans show a separation less than this. The ten feet shall be measured from the drip line of one structure to the drip line of the opposing structure.
6. Fire separations between apartments shall be not less than one hour, as indicated on plans. No storage spaces shall be allowed underneath inside stairways unless protected to a minimum of one hour.

7. No attachment schedule is provided. If units are to be secured to another, prescriptive methods shall be approved in advance by this office. In no instance shall any type of fastener penetrate the fire walls between units without being protected by a listed and approved method.
8. DCA plans approval applies to assembly of the units in the factory. Any on site modifications or construction shall be subject to local jurisdiction, law, ordinance, and inspection.

It is understood that after conceptual review of the project has been granted, preliminary fire protection plans shall be included with improvements to water supply via fire hydrant and shall be submitted to Fire Marshal's Office prior to final plan review and issuance of a building permit. The Monroe County Fire Rescue Department provides fire suppression service to the proposed project location.

Sincerely,



Steven J. Evans  
Captain, Fire Prevention

Cr. Arthur "Wally" Romero, Assistant Fire Marshal  
Monroe County Growth Management, Planning Department

TY SYMROSKI LAND USE PLANNING, LLC  
2328 STAPLES AVENUE  
KEY WEST, FL 33040

Monroe County Health Dept.  
1100 Simonton Street  
Key West, FL 33040

May 9, 2008

RE: Habitat for Humanity of Key West and the Lower Keys, Inc.  
Affordable Housing Project – Big Coppitt Key, at the corner of Emerald  
Drive, Sapphire Drive and US 1, approximately MM 10;  
RE# 00156320

To Whom It May Concern:

We are making application for a Minor Conditional Use on Big Coppitt Key to  
allow Habitat for Humanity to build 12 affordable dwellings on the above  
property. This 0.85 acre site is filled, scarified vacant land.

Included with this letter are a site plan, location map and aerial photo.

Please review the material, send any comments to Ms. Nicole Petrick and copy  
me in the enclosed self-addressed stamped envelope.

Ms. Nicole Petrick  
Monroe County Planning Department  
2798 Overseas Hwy  
Marathon, FL 33050

If you have any questions please call.

Thank you.

Sincerely,

Ty Symroski

TY SYMROSKI LAND USE PLANNING, LLC  
2328 STAPLES AVENUE  
KEY WEST, FL 33040

Ms. Carol Cobb, Senior Administrator  
Monroe County Solid Waste  
1100 Simonton Street, Suite 284  
Key West, FL 33040

RE: Habitat for Humanity of Key West and the Lower Keys, Inc.  
Affordable Housing Project – Big Coppitt Key, at the corner of Emerald  
Drive, Sapphire Drive and US 1, approximately MM 10;  
RE# 00156320

Dear Ms. Cobb:

We are making application for a Minor Conditional Use on Big Coppitt Key to  
allow Habitat for Humanity to build 12 affordable dwellings on the above  
property. This 0.85 acre site is filled, scarified vacant land.

Included with this letter are a site plan, location map and aerial photo.

Please review the material, send any comments to Ms. Nicole Petrick and copy  
me in the enclosed self-addressed stamped envelope.

Ms. Nicole Petrick  
Monroe County Planning Department  
2798 Overseas Hwy  
Marathon, FL 33050

If you have any questions please call.

Thank you.

Sincerely,

Ty Symroski

TY SYMROSKI LAND USE PLANNING, LLC  
2328 STAPLES AVENUE  
KEY WEST, FL 33040

South Florida Water Management District  
P.O. Box 24680  
West Palm Beach, FL 33416-4680

May 9, 2008

RE: Habitat for Humanity of Key West and the Lower Keys, Inc.  
Affordable Housing Project – Big Coppitt Key, at the corner of Emerald  
Drive, Sapphire Drive and US 1, approximately MM 10;  
RE# 00156320

To Whom It May Concern:

We are making application for a Minor Conditional Use on Big Coppitt Key to  
allow Habitat for Humanity to build 12 affordable dwellings on the above  
property. This 0.85 acre site is filled, scarified vacant land.

Included with this letter are a site plan, location map and aerial photo.

Please review the material, send any comments to Ms. Nicole Petrick and copy  
me in the enclosed self-addressed stamped envelope.

Ms. Nicole Petrick  
Monroe County Planning Department  
2798 Overseas Hwy  
Marathon, FL 33050

If you have any questions please call.

Thank you.

Sincerely,

Ty Symroski





## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
South Florida Ecological Services Office  
1339 26<sup>th</sup> Street  
Vero Beach, Florida 32960



June 19, 2008

Nicole Petrick  
Monroe County Planning Department  
2798 Overseas Highway  
Marathon, Florida 33050

Dear Ms. Petrick:

The Fish and Wildlife Service (Service) has reviewed information submitted by Ty Symanski Land Use Planning, LLC on behalf of Habitat for Humanity of Key West and the Lower Keys, Incorporated. This letter is submitted in accordance with section 7 of the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C. 1531 *et seq.*) and the provisions of the Fish and Wildlife Coordination Act of 1958, as amended (FWCA) (48 Stat. 401; 16 U.S.C. 661 *et seq.*).

### PROJECT DESCRIPTION

The project involves the proposal to build 12 affordable housing units at the corner of Emerald Drive, Sapphire Drive, and U.S. Highway 1 on Big Coppitt Key, Monroe County, Florida. The Real Estate Number for the property is 00156320-000000. The proposed site appears to be severely disturbed with no readily apparent native habitat or wetlands.

### THREATENED AND ENDANGERED SPECIES

The Service has reviewed our Geographic Information System (GIS) database for recorded locations of federally listed threatened and endangered species on or adjacent to the proposed property. The GIS database is a compilation of data received from several sources. No federally listed species were identified at the project site. The project site is heavily disturbed, appears to contain no native habitat, and is located in a high traffic area.

### FISH AND WILDLIFE RESOURCES

Please contact us if there are changes to the plans or if information is forthcoming which indicates wildlife and fisheries resources may be negatively impacted.

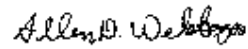
**TAKE PRIDE**  
**IN AMERICA**

Nicole Patrick

Page 2

Thank you for allowing us to provide these comments and for your cooperation and effort in protecting fish and wildlife resources in South Florida. If you have any questions regarding this project, please contact Winston Hobgood at 772-562-3909, extension 306.

Sincerely yours,



Paul Souza  
Field Supervisor  
South Florida Ecological Services Office

cc:

Ty Symroski Land use Planning LLC, Key West, Florida (electronic only)

**Attachment 4.**

**Owners of Property within 300 foot radius**

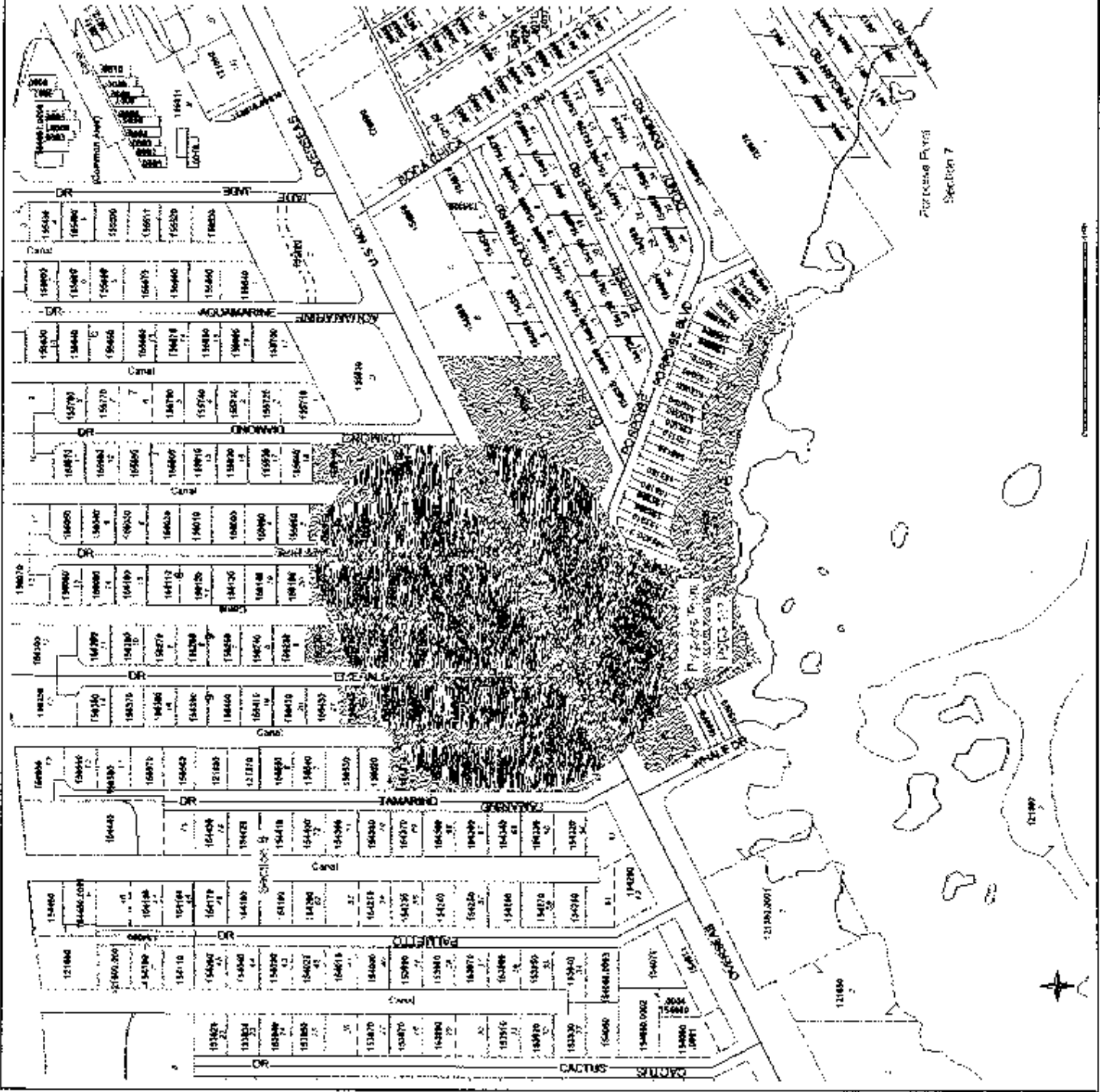
Legend  
 theBuffer  
 theBufferTarget  
 Real Estate Number  
 Parcel Lot Text  
 Block Text  
 Hook/Leads  
 Lot Lines  
 Easements  
 Road Centerlines  
 Water Names  
 Parcels  
 Shoreline  
 Section Lines

PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding any tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

Date Created: October 20, 2008 10:06 AM



**Attachment 5.**  
**Property Record Card**

## MONROE COUNTY PROPERTY APPRAISER

## PROPERTY INFORMATION FOR:

Alternate Key: 1201758  
 RE Number: 00156320-000000

## Property Details

## DEED REF: 1201758

MONROE COUNTY  
 300 N. LITTLE OY ST  
 WES. WEST FL 33611

## PHYSICAL LOCATION

990 PROPERTY KEY

## LEGAL DESCRIPTION

PORPOSE POINT SECTION 5 BIG CANYON KEY FL-5-  
 125 FT TRACT 11 (126-448-00 OR 760-185-00) 08/55-1125  
 08/912-2209/01 08/1113-1648 COMEDACTR 08/263-  
 112630/2647R 08/174-16390 08/2174-16217R

## SUBDIVISION:

PORPOSE POINT SEC 5

## SECTIONAL DEPARTMENT: 20000

21-07-25

AFFORDABLE HOUSING: No

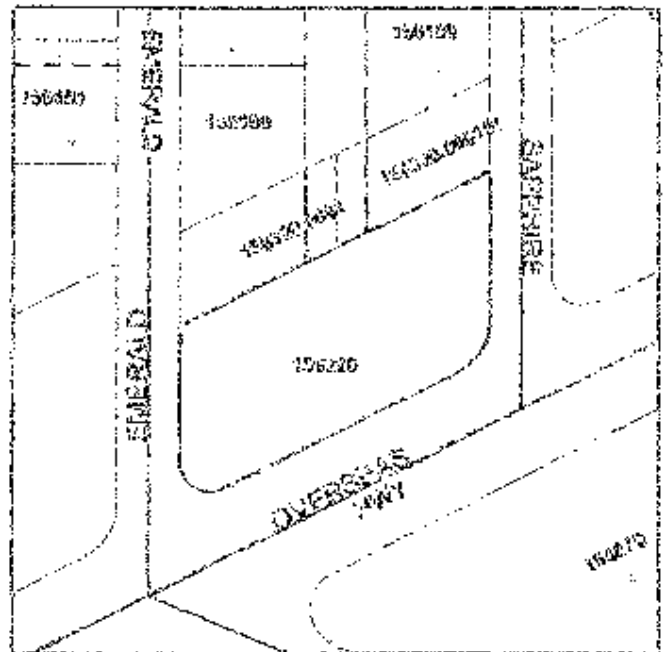
## VILLAGE GROUP

1000

PC CRD

CONTAINS OTHER THAN (PCL) 000

## PROPERTY MAP



## Land Details

| LAND USE CODE  | FRONTAGE | DEPTH | LAND AREA |
|----------------|----------|-------|-----------|
| COMMERCIAL/IND | 0        | 0     | 1000.00   |

## Parcel Value History

| TAX ROLL YEAR | SHARING | IMPROVEMENTS | LAND    | DEPT    | EXEMPTIONS (NOT INCLUDING SENIORS) | TAXABLE |
|---------------|---------|--------------|---------|---------|------------------------------------|---------|
| 2007          | 0       | 0            | 739,460 | 739,460 | 739,460                            | 0       |
| 2006          | 0       | 0            | 739,460 | 739,460 | 739,460                            | 0       |
| 2005          | 0       | 0            | 447,675 | 447,675 | 0                                  | 447,675 |
| 2004          | 0       | 0            | 253,291 | 253,291 | 0                                  | 253,291 |
| 2003          | 0       | 0            | 184,865 | 184,865 | 0                                  | 184,865 |
| 2002          | 0       | 0            | 184,865 | 184,865 | 0                                  | 184,865 |
| 2001          | 0       | 0            | 147,892 | 88,735  | 0                                  | 88,735  |
| 2000          | 0       | 0            | 147,892 | 88,735  | 0                                  | 88,735  |
| 1999          | 0       | 0            | 147,892 | 88,735  | 0                                  | 88,735  |
| 1998          | 0       | 0            | 147,892 | 88,735  | 0                                  | 88,735  |
| 1997          | 0       | 0            | 147,892 | 88,735  | 0                                  | 88,735  |
| 1996          | 0       | 0            | 147,892 | 88,735  | 0                                  | 88,735  |
| 1995          | 0       | 0            | 147,892 | 147,892 | 0                                  | 147,892 |
| 1994          | 0       | 0            | 147,892 | 147,892 | 0                                  | 147,892 |
| 1993          | 0       | 0            | 147,892 | 147,892 | 0                                  | 147,892 |

|      |   |   |         |         |   |         |
|------|---|---|---------|---------|---|---------|
| 1992 | 0 | 0 | 147,595 | 147,595 | 0 | 147,595 |
| 1991 | 0 | 0 | 147,595 | 147,595 | 0 | 147,595 |
| 1990 | 0 | 0 | 108,146 | 108,146 | 0 | 108,146 |
| 1989 | 0 | 0 | 108,146 | 108,146 | 0 | 108,146 |
| 1988 | 0 | 0 | 64,703  | 64,703  | 0 | 64,703  |
| 1987 | 0 | 0 | 64,703  | 64,703  | 0 | 64,703  |
| 1986 | 0 | 0 | 48,065  | 48,065  | 0 | 48,065  |
| 1985 | 0 | 0 | 79,602  | 79,602  | 0 | 79,602  |
| 1984 | 0 | 0 | 79,602  | 79,602  | 0 | 79,602  |
| 1983 | 0 | 0 | 79,602  | 79,602  | 0 | 79,602  |
| 1982 | 0 | 0 | 67,216  | 67,216  | 0 | 67,216  |

**Parcel Sales History**

NOTE: OUR RECORDS ARE NORMALLY LIMITED TO THE PREVIOUS 10 YEARS OF SALES. IF A SALE IS OUTSIDE THIS TIME FRAME, PLEASE GO TO OUR WEBSITE TO PURCHASE IT.

| <b>SALE DATE</b> | <b>OFFICIAL RECORDS<br/>BOOK/PAGE</b> | <b>PRICE</b> | <b>EXEMPTION</b> |
|------------------|---------------------------------------|--------------|------------------|
| 12/2005          | 2174-1619                             | 503,000      | REF              |

**Attachment 6,**  
**Deed**



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Larry R. Enkies  
1200 Truman Avenue Suite 207  
Key West, Florida 33040

Property Appraisers Parcel Identification (Folio) Number: 00156320-000000

Doc# 1557299 12/28/2005 2:48PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

12/28/2005 2:48PM  
DEED DOC STAMP CL: PJ

\$3,524.50

SPACE ABOVE THIS LINE FOR RECORDING DATA

Doc# 1557299  
Skn 2174 Pgs 1519

THIS WARRANTY DEED, made the 20th day of December, 2005, by James A. Fleener, as Trustee of the James A. Fleener Revocable Trust dated February 6, 1986, and James A. Fleener, individually, whose post office address is 84 Key Haven Road, Key West, FL 33040 herein called the grantors, to Monroe County Comprehensive Plan Land Authority, a land authority under section 380.0663(1), Florida Statutes, and Monroe county Ordinance No. 031-1986, whose post office address is 1200 Truman Avenue, Suite 207, Key West, FL 33040, hereinafter called the Grantee:

*(Whoever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, conveys, and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz.:

Tract B, Porpoise Point Section 5, as recorded in Plat Book 5, Page 119, of the Public Records of Monroe County, Florida, less:

The northerly 75 feet of the east one-half of Tract B, Porpoise Point Section 5, as recorded in Plat Book 5, Page 119, of the Public Records of Monroe County, Florida, and less:

The northerly 75 feet of the west one-half of Tract B, Porpoise Point Section 5, as recorded in Plat Book 5, Page 119, of the Public Records of Monroe County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2005 and thereafter.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN NOR HIS/HER SPOUSE NOR ANY OF HIS/HER IMMEDIATE HOUSEHOLD AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness #1 Signature

Ann C. Fleener

Witness #1 Printed Name



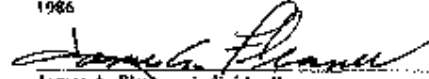
Witness #2 Signature

Mark J. Rosch

Witness #2 Printed Name



James A. Fleener, as Trustee of the James A. Fleener Revocable Trust dated February 6, 1986



James A. Fleener, individually

STATE OF FLORIDA  
COUNTY OF MONROE

Doc# 1557298  
SK# 2174 PG# 1628

The foregoing instrument was acknowledged before me this 20th day of December, 2005, by James A. Flenner, as Trustee and James A. Flenner, individually, ~~who are personally known to me or have produced~~  
Ed. Don Williams as identification.

5456-441-21-249-0

SEAL



Kimberly A. Nystrom  
My Commission ID#180607  
Expires April 19, 2007

My Commission Expires:

April 19, 2007

Kimberly A. Nystrom  
Notary Public

Kimberly A. Nystrom  
Printed Notary Name

MONROE COUNTY  
OFFICIAL RECORDS

**Attachment 7.**  
**Sewer Easement**

## SUPPLEMENT'S NOTES

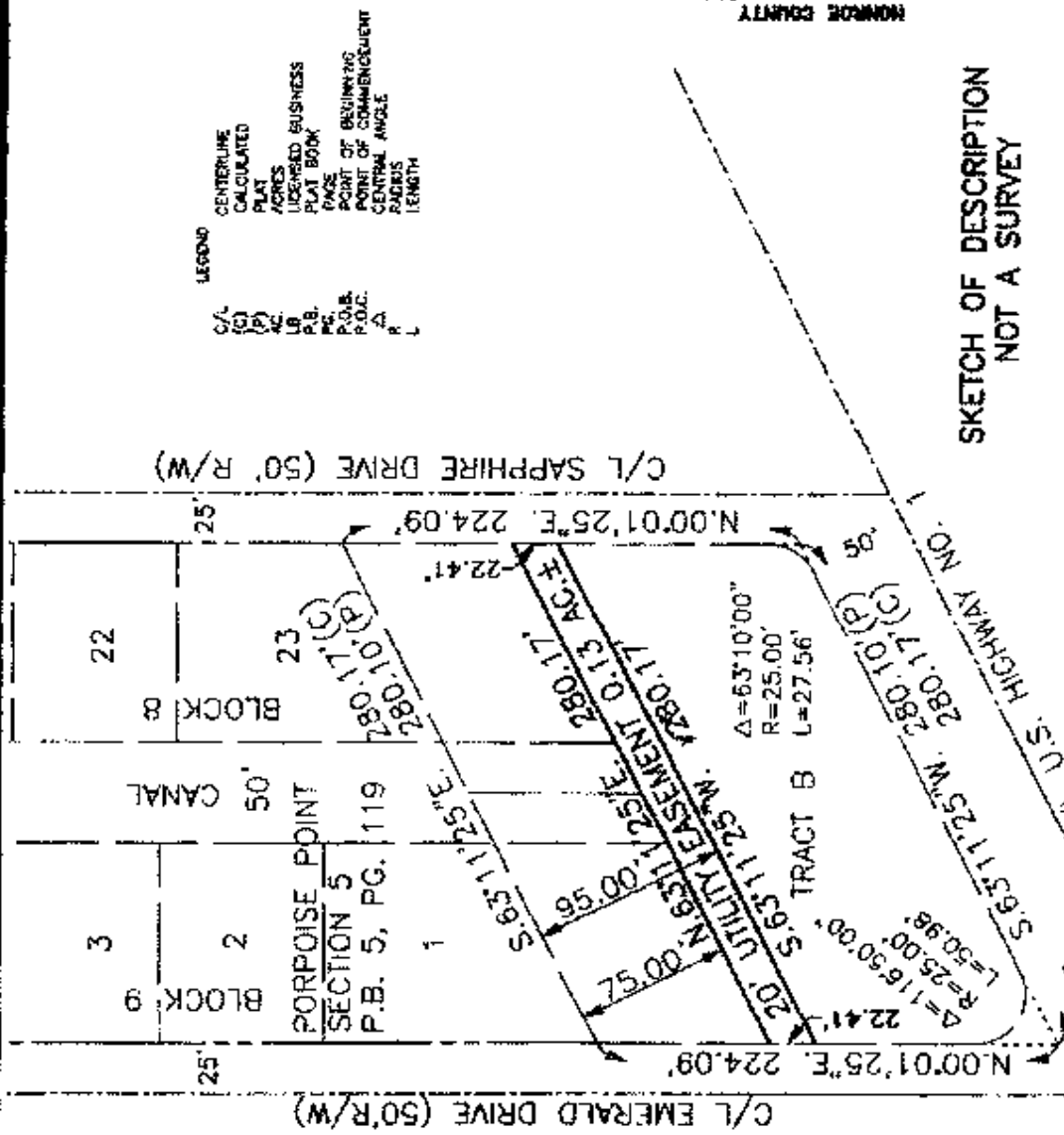
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT B, COMPOSITE SECTION 5, P.B. 5, PG. 179, MONROE COUNTY, FLORIDA BEING S.63°11'35"W.

2. SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JAMES O. GYSE  
PROFESSIONAL SURVEYOR & MAPPER  
FL. CERT. # 4211

Drawing Name: F:\08-7022\Survey\Sketch\08-70225504.dwg Layout: Home LPTH - Posted by: Jon Span - Date: 7/8/2008 ~ 1:50 AM - LPTH, Inc.



C/L EMERALD DRIVE (50'R/W)

GRAPHIC SCALE

2024년 10월 10일  
 2024년 10월 10일

This instrument prepared by,  
or under the direction of,  
Patricia L. Moncada, Esq.  
FBN 0084030  
Office of County Attorney  
P.O. Box 1026  
Key West, FL 33041-1026

Deed 1538535 03/08/2007 12:15PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Deed 1538535  
Bk 2276 Pg 1854

#### SEWER UTILITY EASEMENT

THIS SEWER UTILITY EASEMENT is made this 15<sup>th</sup> day of October, 2006,  
by and between the Monroe County Administrator, Grantor, whose address is 1100 Simonson  
Street, Suite 2-205 Key West, FL 33040, to BOARD OF COUNTY COMMISSIONERS OF  
MONROE COUNTY, FLORIDA, Grantee.

#### WITNESSETH:

WHEREAS, the Grantor is the owner of property known as the "future work force housing site" situated at Big Coppitt Key on the north side of US Highway 1 within Section 22 Township 67 and Range 26 with physical address of Tract B, Porpoise Point Section Five, Big Coppitt Key, Florida described and depicted on Exhibit "A" attached hereto and made a part hereof (hereinafter "Future Work Force Housing Property"); and

WHEREAS, the design of the Big Coppitt Wastewater collection system for the Big Coppitt Service Area is being finalized, and

WHEREAS the Grantor owns property recommended for the construction of a wastewater transmission line; and

WHEREAS, the Grantee's wastewater designer recommends installation of a transmission main pipe commencing at approximately Emerald Drive and continuing to Sapphire Drive within a 20 foot wide utility easement commencing at the northern boundary of the Future Work Force Housing Property totaling approximately 0.13 acres, as shown in Exhibit "A" for use, repair and maintenance, for future development and other public purposes; and


WHEREAS, it is necessary for Grantee to maintain the easement over the segment of the Future Workforce Housing Property for purposes of providing sewer lines, use, service, repair and maintenance; and

NOW THEREFORE, in consideration of the mutual covenants and obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree that the Grantor does grant to Grantee, its agents, its successors and assigns, a perpetual and non-exclusive easement on, over and above the above-described Future Work Force Housing Property for the purpose of utility installation, limited ingress, egress and maintenance within said described property, providing that Grantee has the right to construct, alter, and maintain sewer, conditioned upon the Grantee restoring any of the Grantor's property disturbed in the construction, alteration, repair, maintenance and connection of said sewer lines to its original state and Grantee holding Grantor harmless for the acts and omissions of its officers, employees, agents and contractors, and upon the representation that Grantee is a state governmental agency as defined by Florida Statutes and shall maintain suitable

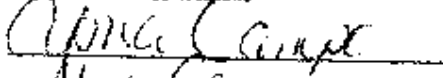
Public Liability insurance or be self-insured, in amounts adequate to respond to any and all claims within the limitations of Florida Statute 768.28 arising out of the activities authorized in this easement, as reflected by the Grantee's acceptance of the conditions below. This Easement across the Future Work Force Housing Property to the Wastewater Treatment Plant Transmission System is more particularly set forth on the diagram and labeled 20' Utility Easement 0.13 AC Exhibit "A".

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its County Administrator, the day and year first stated above.

WITNESSES SIGNATURE

  
April M. Pearson

Printed name of witness

  
Alice Camp

Printed name of witness

COUNTY ADMINISTRATOR  
SIGNATURE



STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, the undersigned authority, personally appeared Thomas J. Willi  
who is personally known to me, or has produced \_\_\_\_\_ and  
\_\_\_\_\_ respectively as identification.

Sworn to and subscribed before me this 13 day of October, 2006.

CONSTANCE A. CYR  
Commissioner  
Notary Name and Number

  
Notary Signature and Seal

IN WITNESS WHEREOF, the Grantee has caused these presents to be executed in its name by its Board of County Commissioners of Monroe County, Florida, acting by its Mayor or Vice-Mayor, the date and year designated below.

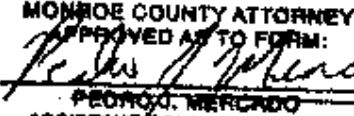
(OFFICIAL SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

By:   
Deputy Clerk

By:   
Mayor

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM:  
  
PEDRO J. MERCADO  
ASSISTANT COUNTY ATTORNEY  
Date 10/22/06

Draft 1838535  
Blk 2276 Pgn 1856

**Exhibit A -- Description (Utility Easement) and Sketch of Description**

**Attachment 8.**

**Board of County Commission Packet of 12/10/07**

**Selection Habitat as Developer**



**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: December 19, 2007

Division: Housing & Community Development

Bulk Item: Yes     No   X  

Department: Housing & Community Development

Staff Contact Person: Lisa Tennyson - 292-4462

---

**AGENDA ITEM WORDING:** Presentation by Habitat for Humanity of Key West and the Lower Keys, responding developer for Affordable/Workforce Housing Development RFP 2007-01H for Big Coppitt Parcel (RE# 00156320) located at the corner of Emerald Drive, Sapphire Drive and US 1, approximately MM 10; and direction to staff.

---

**ITEM BACKGROUND:** On October 19, 2005, the Board authorized staff to advertise a Request for Qualifications for contractors to build workforce rental units at US 1 and Burton Drive in Tavernier, approximately MM 92; between US 1 and Laffite Drive, Cudjoe Key, approximately MM 22; corner of Emerald Drive, Sapphire Drive and US 1, Big Coppitt Key, approximately MM 10; and the Mandalay property, on First Avenue, Key Largo, near MM 98, Oceanside. On April 19, 2006, Board granted approval to negotiate a contract with Carlisle Development Group, LLC to develop affordable and employee workforce housing at the four (4) locations; however, notice was received on November 2, 2006, of Carlisle's withdrawal from the proposed public-private partnership for the Community Workforce Housing Innovation Pilot Program (CWHIP). Subsequently, the RFQ document was revised and re-advertised. The responses to the RFQ were opened on May 2, 2007, and then on July 18, 2007, the Board qualified seven (7) developers to provide housing development services and to be included on Monroe County's list of Approved Housing Development Service Providers for future affordable/workforce housing projects. A Request for Proposals was issued to the Approved Housing Development Services Providers on September 5, 2007. There was one (1) respondent for the Big Coppitt parcel. Please see attached Staff Report regarding Big Coppitt Parcel RE: #00156320.

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**PREVIOUS RELEVANT BOCC ACTION:** See Item Background.

---

**CONTRACT/AGREEMENT CHANGES:** This is not a contract.

---

**STAFF RECOMMENDATIONS:** Please see attached Staff Report.

---

**TOTAL COST:**    N/A   

**BUDGETED:** Yes     No    

**COST TO COUNTY:**                     

**SOURCE OF FUNDS:**                     

**REVENUE PRODUCING:** Yes     No     **AMOUNT PER MONTH**        **Year**       

**APPROVED BY:** County Atty   N/A   OMB/Purchasing   N/A   Risk Management   N/A  

**DOCUMENTATION:** Included   X   Not Required       

**DISPOSITION:**                                     

**AGENDA ITEM #**                     

Revised 8/06



## *Division of Housing and Community Development*

### *Staff Report*

TO: Board of County Commissioners

FROM: Lisa Tennyson, Affordable Housing Coordinator

THROUGH: James "Reggie" Paros, Director, Housing and Community Development

DATE: November 27, 2007

SUBJECT: **Developer Responses to Affordable/Workforce Housing Development RFP 2007- 01H  
and Consideration of Award of Parcel to Developer  
Re: Big Coppitt Key Parcel RE: #00156320**

---

#### **I. Summary**

On August 31, 2007 HCD issued an RFP to approved developers to build affordable/workforce housing on four county-owned parcels in Monroe County. On October 12, 2007, the request closed.

This report is a discussion of the responses received for the parcel in Big Coppitt Key (RE # 00156320), located at the corner of Emerald Drive, Sapphire Drive and US 1, Mile Marker 10. The parcel is zoned Suburban Commercial; it is approximately .85 acres. Current density will permit 12 units to be built.

For this parcel, HCD received only a single respondent: Habitat for Humanity of Key West and the Lower Keys.

On October 25<sup>th</sup>, November 15<sup>th</sup>, and November 30<sup>th</sup>, the Evaluation Committee, consisting of a team of county employees that included the County Attorney, Division Directors of HCD and Growth Management, Affordable Housing Coordinator, and Executive Director of Land Authority, along with outside legal counsel, met to discuss and assess all responses to the RFP. The RFP specified five evaluation criteria: aesthetics and design quality; performance schedule and capacity; project financing; housing model; and estimated unit prices. Team members scored each of the responses in each of five evaluation criteria in order to make recommendations and to assist the BOCC in its own review and analysis.

The committee's evaluation of Habitat for Humanity of Key West and the Lower Keys' proposal is included here, along with the committee's scores. Planning staff was asked to preliminarily review the site plans. This report is attached.

The respondent has been invited to make a presentation to the BOCC at the December 19<sup>th</sup> Board Meeting, after which the BOCC may award the parcel to the respondent or give other direction to staff.

## II. RFP 2007-01H Evaluation of Responses for Development of Big Coppitt Key Parcel

| Evaluation Criteria  | Max Pts. | Habitat For Humanity of Key West and the Lower Keys<br><i>Big Coppitt</i>   |
|--|----------|---|
| <b>Aesthetics and Quality of Design</b><br>--including design characteristics, adherence to community character, degree of green and open space, amenities, materials used, etc.<br>RFP asked for site plans, floor plans, illustrations, color schemes.                                 | 20       | Modular Attached Town Homes. Two different site plans offered. 12 units of all triplexes, or 10 units of a combination of duplex and triplex. (Duplex is 2-BR and 997 S.F. Triplex is 3-BR and 1,259 S.F.)<br>Neither site plan matches narrative in terms of unit numbers.<br>Both site plans are minimal (do not include landscaping, parking, amenities, etc. ); Narrative mentions using "Conch Architecture", metal roofs, ft. and rear porches, pastel exteriors. |
| <b>Average Score</b>   |          | <b>8.3 *</b>  |
| <b>Performance Schedule</b><br>--including the extent to which a developer exhibits capacity and commitment to complete the project in timely manner; RFP asked for construction schedule and discussion of capacity to manage development projects and complete them in timely fashion. | 20       | No construction schedule provided.<br>Minimal discussion- 11 months for planning review and approval, no construction time given.<br>Will use a 5-member project team; will contract with licensed contractor for all work, but provides no details.<br>No discussion of capacity to manage / coordinate multiple projects simultaneously.<br>Concerns about timeframes and capacity for multiple projects.   |
| <b>Average Score</b>   |          | <b>4.3 *</b>  |
| <b>Project Financing</b><br>--RFP asked developer to discuss ability to provide sufficient financing for the project; the developer's ability to secure necessary financing; and to provide evidence of the developer's ability to fund the project until completion.)                   | 20       | Minimal discussion of project financing.<br>Narrative mentions 2 potential funding sources: a pre-development fund and Community Contribution Tax Credit (CCTC) program - will also use volunteer labor, but no details provided. Concerns about financing sources and timeframes required to secure financing.<br><br>No budgets or project costs/expenses provided.   |
| <b>Average Score</b>   |          | <b>5 *</b>  |
| <b>Housing Development Model Proposed</b><br>--RFQ and RFP stated preference for designs that provide rental or a mix of rental and home ownership units.  | 20       | Home Ownership, possibility of leasing 2 units.   |
| <b>Average Score</b>   |          | <b>13.5</b>   |
| <b>Estimated Unit Prices</b> --<br>RFP asked developer to provide sales prices for homes for purchase; rental  | 20       | 2 BR- \$160K<br>3 BR- \$190K<br>No interest mortgages;  |

|                            |            |                           |
|----------------------------|------------|---------------------------|
| rates for rental units.    |            | Rental fees not indicated |
| <b>Average Score</b>       |            | <b>17</b>                 |
|                            |            |                           |
| <b>Total Average Score</b> | <b>100</b> | <b>48.1</b>               |

\* This score does not reflect an average score of all members of the committee, as some committee members felt there was insufficient information to responsibly score these sections and therefore did not include a score.

### III. Recommended Action

Habitat for Humanity of Key West and the Lower Keys was the sole respondent for this parcel. The Evaluation Committee appreciates the time and effort of Habitat for Humanity to submit its proposal. However, the information submitted in its proposal in the Project Design, Schedule Performance, and Project Financing sections was not sufficiently responsive to enable the committee to fully or responsibly evaluate it.



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: Andrew O. Trivette, Director of Growth Management  
From: Joseph Haberman, Planner  
Date: November 2, 2007  
Subject: *Comments on a proposed development by Habitat for Humanity  
on Big Coppitt Key*

---

#### I. Proposal

Habitat for Humanity is proposing to construct twelve (12) affordable housing units, composed of six (6) two-bedroom units and six (6) three-bedroom units, on a vacant property located along US 1 (Overseas Highway) on Big Coppitt Key.

The Applicant provided two different design schemes for the layout of the twelve (12) units. In the first scheme, the units are organized around an interior drive with a cul-de-sac. All of the units are attached "townhouses" and situated within two (2) duplexes and two (2) triplexes. In the second scheme, the units are organized along an interior drive that is parallel to US 1. All of the units are attached "townhouses" and situated within four (4) triplexes.

#### II. Subject Property Description

The subject property consists of one (1) parcel. The parcel is legally described as Porpoise Point Section 5, Big Coppitt Key, PB5-119, Part Tract B and is identified as Real Estate Number 00156320.000000.

According to the Property Appraiser's records, the site consists of 36,973 ft<sup>2</sup> (0.85 acres) of total land area. However, no boundary survey providing a total amount of upland area was provided to confirm this total.



### III. Brief Review of the Site Plan

The property has a Land Use District designation of Sub Urban Commercial (SC), a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC), and a Tier designation of Tier III. The development of employee housing is consistent with the purposes of the SC District (MCC Sec. 9.5-206) and the MC future land use category (Policy 101.4.5).

In the SC District, residential developments involving 6 to 18 units and designated as employee housing may be permitted with minor conditional use approval (MCC Sec. 9.5-235). At this time, affordable housing other than employee housing is not a permitted use in the SC District. Employee housing means a dwelling unit that is intended to serve as affordable, permanent housing for working households, which derive at least 70 percent of their household income from gainful employment in Monroe County and meet the requirements for affordable housing as per MCC Sections 9.5-4 (A-5) and 9.5-266.

The development of 12 employee housing units on the site would require conditional use approval. Conditional uses are those uses which are generally compatible with the other land uses permitted, but require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The owner of a parcel of land shall be entitled to develop employee housing on parcels of land classified as SC at an intensity up to a maximum net residential density of 18 dwelling units per acre (MCC Sec. 9.5-266(a)). Further, for employee housing, the maximum net residential density allowed per district shall not require transferable development rights (TDR's). Therefore, under the residential density regulations, the site could accommodate up to 12 employee housing units on the site.

#### Development Potential

| Land Use         | Max Net Density             | Size of Site                      | Max Allowed | Amount Proposed | Percentage of Use |
|------------------|-----------------------------|-----------------------------------|-------------|-----------------|-------------------|
| Employee Housing | 18 units per buildable acre | 0.85 acres (0.68 buildable acres) | 12 units    | 12 units        | 100.0%            |

- The land area totals used in the above calculations are based on the Property Appraiser's records. The total amount of upland must be confirmed with a sealed boundary survey.

There is a required open space ratio of 0.20 or 20 percent in the SC District. Therefore, at least 7,394 ft<sup>2</sup> of the 36,973 ft<sup>2</sup> of total land area must remain open space. Both schemes appear to be compliance with this regulation.

The required non-shoreline setbacks in the SC District are as follows: Front yard – 25 feet; Rear yard – 10 feet; and Side yard – 10/15 feet (where 10 feet is the required side yard for

one side and 15 feet is the minimum combined total of both side yards). Both schemes appear to be compliance with this regulation.

The development would require 18 off-street parking spaces, or 1.5 spaces per employee housing unit. The proposed garages would each have a capacity of 2 vehicles.

No landscape plan was available for review.

#### **IV. Brief Review of the Units and Sale Prices**

The site is designated within an AE – EL 10 flood zone on FEMA's flood insurance rate maps. All new structures must be built to standards that meet or exceed those for flood protection. The enclosed garages on the ground levels of the employee housing units may not be in compliance with the floodplain management regulations. These enclosures would require approval from the floodplain administrator.

No building shall be developed that exceeds a maximum height of 35 feet (MCC Sec. 9.5-283). The elevations indicate that the structures will be in compliance with this regulation.

In order for an applicant to be entitled to the incentives for employee housing outlined in MCC Sec. 9.5-266, the owner must ensure that all of the provisions and standards set forth in MCC Sec. 9.5-266(a)(6) are met. No information was provided that would indicate whether or not the units would be in compliance with these regulations.

The proposed sale prices of \$160,000 and \$190,000 would be compliance. Maximum sales price of owner occupied affordable housing unit is a price not exceeding three and three-quarters (3.75) times the annual median household income for Monroe County for a one (1) bedroom or efficiency unit, four and one-quarter (4.25) times the annual median household income for Monroe County for a two (2) bedroom unit, and four and three-quarters (4.75) times the annual median household income for Monroe County for a three (3) or more bedroom unit (MCC Sec. 9.5-4 (M-6.3)).

#### **V. Conclusion**

Although not required, the use of "Conch" style architecture would contribute to the architectural quality of the area. The style would provide visual interest and the variations in façade elements would reduce the apparent mass of the attached townhouse structures. Further, it would be consistent with other proposed affordable housing developments in the area that are proposing similar architectural designs.

In addition, the Applicant is proposing to utilize "green" construction features. These features would help the residential units conserve energy and therefore be more environmental friendly than conventional construction.

Neither design scheme provides a public area. Staff recommends that a common area for recreation and interaction is incorporated into the design. In addition, Staff would like

clarification as to what development, if any, would take place along the canal. If possible, an observation platform or other public amenity could be situated at this location so that all of the residents can view the water. However, it appears that the end of the canal is under private ownership and any dockage would be prohibited.

Staff recommends a bike path along US 1. However, if a bike path is not completed as part of the development, Staff requests that the design embraces the Overseas Heritage Trail through the incorporation of trail amenities.

Based on the materials submitted, Staff prefers the second design scheme where units are aligned perpendicular to US 1 along a private drive. This layout is more consistent with existing development and other affordable housing projects currently under review.



**Attachment 9.**  
**Board of County Commission Resolutions**  
**Reserving ROGO Allocations:**  
**273-2006**  
**184-2007**  
**047-2008**

**RESOLUTION NO. 273 -2006**

**A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY  
COMMISSIONERS DIRECTING RESERVATION FOR AWARD OF  
AFFORDABLE DWELLING UNIT ALLOCATIONS FOR SPECIFIED  
PROJECTS; SETTING TERMS AND CONDITIONS**

WHEREAS, the State of Florida and all local governments in the Florida Keys (each subject to Area of Critical State Concern mandates relating to housing affordability) recognize the need for affordable housing throughout the state and particularly in the Florida Keys where developable land for housing is extremely limited and expensive; and

WHEREAS, the challenge of providing affordable housing opportunities in the Florida Keys is one requiring sensible and responsive use of residential unit allocations, including implementation of effective long-term preservation mechanisms; and

WHEREAS, there has been a moratorium in place on the award of dwelling unit allocations since August, 2005; and

WHEREAS, several projects contemplating the development of affordable housing (the "Projects") involve County funding and/or properties and require for funding approval and other purposes the immediate verification of affordable ROGO dwelling unit allocation set asides; and

WHEREAS, the BOCC has examined the Projects identified herein and determined that each is in the County's interests;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF MONROE COUNTY, FLORIDA that:**

**Section 1:** The Monroe County Planning Department shall direct and approve the reservation and set aside of affordable ROGO allocations for one (1) year from the date of this resolution (should building permits for the related units not be issued within one (1) year from the date of this resolution all allocations shall revert to the County for possible award to other applicants) for the following Projects as follows:

- A. For the "Park Village" project, forty (40) affordable ROGO allocations.
- B. For the "Islander Village" project, eighty-nine (89) affordable ROGO allocations.
- C. For the "Overseas" project, forty-nine (49) affordable ROGO allocations.

D. For the "Habitat for Humanity of the Lower Keys/Florida Keys Community Housing Land Trust" Big Coppitt project, ten (10) affordable ROGO allocations.

E. For the four-parcel "Carlisle" project, sixty-nine (69) affordable ROGO allocations.

**Section 2:** Planning Staff is hereby authorized to process expeditiously permit related applications for the above-referenced projects.

**Section 3:** Alternative methods of deed restrictions as approved by the County Attorney's office may be substituted for the foregoing projects.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the 19th day of July, 2006.

Mayor Charles "Sonny" McCoy  
Mayor Pro Tem Dixie Spehar  
Commissioner George Neugent  
Commissioner Glenn Patton  
Commissioner David Rice

Yes

Yes


Yes

Yes

Yes

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY:

  
Mayor Charles "Sonny" McCoy



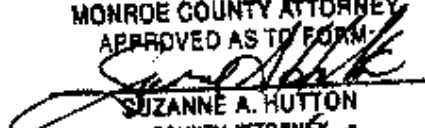
ATTEST DANNY L. KOLHAGE, CLERK

  
Deputy Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM

  
SUZANNE A. HUTTON  
COUNTY ATTORNEY

Date

8/19/06

DANNY L. KOLHAGE  
CLK. CIR. CL.  
MONROE COUNTY, FLA.

2006 AUG 15 AM 11:58

FILED FOR RECORD

**RESOLUTION NO. 184-2007**

**A RESOLUTION OF THE MONROE COUNTY BOARD OF  
COUNTY COMMISSIONERS DIRECTING CONTINUED  
RESERVATION OF AFFORDABLE DWELLING UNIT  
ALLOCATIONS FOR SPECIFIED PROJECTS; SETTING TERMS  
AND CONDITIONS**

---

**WHEREAS**, the State of Florida and all local governments in the Florida Keys (each subject to Area of Critical State Concern mandates relating to housing affordability) recognize the need for affordable housing throughout the state and particularly in the Florida Keys where developable land for housing is extremely limited and expensive; and

**WHEREAS**, on July 19, 2006 the Board of County Commissioners adopted Resolution 273-2006 reserving affordable dwelling unit allocations for several specified projects for a period of one year which expires on the 18<sup>th</sup> of July, 2007; and

**WHEREAS**, the challenge of providing affordable housing opportunities in the Florida Keys is one requiring sensible and responsive use of residential unit allocations, including implementation of effective long-term preservation mechanisms; and,

**WHEREAS**, several projects contemplating the development of affordable housing (the "Projects") involve County funding and/or properties and require for funding approval and other purposes the immediate verification of affordable ROGO dwelling unit allocation set asides; and

**WHEREAS**, the BOCC has examined the Projects identified here in and determined that each is in the County's interests and are progressing with sincere intent to complete;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY FLORIDA:**

**Section 1.:** The Monroe County Planning Department shall direct and approve the reservation and set aside of affordable ROGO allocations for one (1) year from the date of this resolution (should building permits for the related units not be issued within one (1) year from the date of this resolutions all allocations shall revert to the County for possible award to other applicants) for the following Projects as follows:

- A. For the "Islander Village" Project, eighty-nine (89) affordable ROGO allocations
- B. For the "Overseas" project, forty-nine (49) affordable ROGO allocations.

- C. For the "Habitat for Humanity of the Lower Keys/Florida Keys community Housing Land Trust" Big Coppitt project, eighteen (18) affordable ROGO allocations.
- D. For the four Monroe County owned parcels (previously CWHIP projects), sixty-nine (69) affordable ROGO allocations.

**Section 2:** Planning Staff is hereby authorized to process expeditiously permit related applications for the above-referenced projects.

**Section 3:** Alternative methods of deed restrictions as approved by the County Attorney's office may be substituted for the foregoing projects.

**PASSED AND ADOPTED** at a regular meeting of the Board of County Commissioners of Monroe County, Florida, held on the 16<sup>th</sup> day of May, 2007.

|                                    |               |
|------------------------------------|---------------|
| Mayor Mario Di Gennaro             | <u>Yes</u>    |
| Mayor Pro Tem Dixie M. Spehar      | <u>Absent</u> |
| Commissioner Charles "Sonny" McCoy | <u>Yes</u>    |
| Commissioner George Neugent        | <u>Yes</u>    |
| Commissioner Sylvia Murphy         | <u>Yes</u>    |

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

By: *Mario Di Gennaro*  
Mayor Mario DiGennaro



ATTEST: DANNY L. KOLHAGE, CLERK

FILED FOR RECORD  
2007 JUN 26 PM 12:51  
DANNY L. KOLHAGE  
CLK. CIR. CT.  
MONROE COUNTY, FLA.

By: *James H. Grimsley* D.C.

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM:  
*Susan M. Grimsley*  
SUSAN M. GRIMSLEY  
ASSISTANT COUNTY ATTORNEY  
Date 6-25-07

**RESOLUTION NO. 273 -2006**

**A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS DIRECTING RESERVATION FOR AWARD OF AFFORDABLE DWELLING UNIT ALLOCATIONS FOR SPECIFIED PROJECTS; SETTING TERMS AND CONDITIONS**

**WHEREAS**, the State of Florida and all local governments in the Florida Keys (each subject to Area of Critical State Concern mandates relating to housing affordability) recognize the need for affordable housing throughout the state and particularly in the Florida Keys where developable land for housing is extremely limited and expensive; and

**WHEREAS**, the challenge of providing affordable housing opportunities in the Florida Keys is one requiring sensible and responsive use of residential unit allocations, including implementation of effective long-term preservation mechanisms; and

**WHEREAS**, there has been a moratorium in place on the award of dwelling unit allocations since August, 2005; and

**WHEREAS**, several projects contemplating the development of affordable housing (the "Projects") involve County funding and/or properties and require for funding approval and other purposes the immediate verification of affordable ROGO dwelling unit allocation set aside; and

**WHEREAS**, the BOCC has examined the Projects identified herein and determined that each is in the County's interests;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA that:**

**Section 1:** The Monroe County Planning Department shall direct and approve the reservation and set aside of affordable ROGO allocations for one (1) year from the date of this resolution (should building permits for the related units not be issued within one (1) year from the date of this resolution all allocations shall revert to the County for possible award to other applicants) for the following Projects as follows:

- A. For the "Park Village" project, forty (40) affordable ROGO allocations.
- B. For the "Islander Village" project, eighty-nine (89) affordable ROGO allocations.
- C. For the "Overseas" project, forty-nine (49) affordable ROGO allocations.

D. For the "Habitat for Humanity of the Lower Keys/Florida Keys Community Housing Land Trust" Big Coppitt project, ten (10) affordable ROGO allocations.

E. For the four-parcel "Carlisle" project, sixty-nine (69) affordable ROGO allocations.

Section 2: Planning Staff is hereby authorized to process expeditiously permit related applications for the above-referenced projects.

Section 3: Alternative methods of deed restrictions as approved by the County Attorney's office may be substituted for the foregoing projects.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the 19th day of July, 2006.

Mayor Charles "Sonny" McCoy  
Mayor Pro Tem Dixie Spehar  
Commissioner George Neugent  
Commissioner Glenn Patton  
Commissioner David Rice

Yes

Yes

Yes

Yes

Yes

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY:

Mayor Charles "Sonny" McCoy



ATTEST: DANNY L. KOLHAGE, CLERK

Danny L. Kolhage  
Deputy Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM

Suzanne A. Hutton  
SUZANNE A. HUTTON  
COUNTY ATTORNEY

Date 8/19/06

DANNY L. KOLHAGE  
CLK. CIR. CT.  
MONROE COUNTY, FLA.

2006 AUG 15 AM 11:58

FILED FOR RECORD